

STATE OF WYOMING)
) SS.
COUNTY OF LARAMIE)

**BEFORE THE BOARD OF LARAMIE COUNTY
COMMISSIONERS**

IN THE MATTER OF:

THE ESTABLISHMENT OF A PUBLIC
RIGHT-OF-WAY ON A SECTION OF ROAD
AN EXTENSION OF SECOND STREET
BETWEEN ADAMS AVENUE AND
ROAD 203 WITHIN CARPENTER,
LARAMIE COUNTY,
WYOMING

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS MATTER HAVING COME BEFORE the Board of Laramie County Commissioners pursuant to a petition for Establishment of a Public Road, and the Board having accepted on August 3, 2021, Road Petition No. PZ-21-00235 requesting establishment of a County Road. The Road requested to be established was a portion of 2nd Street, between Adams Avenue and County Road 203, within the unincorporated community of Carpenter, Laramie County, Wyoming. See, pages 6, 7, in Viewer’s Report. Said Viewer’s Report, Attached as Exhibit ‘A’ is fully incorporated herein.

On June 13, 2022, a comprehensive viewer’s report and recommendation with supporting documentation was provided to the commissioners and made available to the public for review. See Exhibit ‘A,’. This is a large exhibit and is available from the Laramie County Clerk’s office and is fully incorporated in this Order and supports and reflects the findings and conclusions entered herein. Further, these findings, conclusions and order adopt and incorporate all matters which are of record in this proceeding from its inception, in support of its findings and conclusions.

THE BOARD HEREBY FINDS:

Proceedings:

The above referenced petition for establishment of a public road was properly

executed, submitted and accepted on August 3, 2021 by the Board pursuant to Wyo. Stat. Ann. § 24-3-101.

The submitted petition was executed by over 50 individual electors of Laramie County living with 25 miles of the proposed road to be established and met the requirements of Wyo. Stat. Ann. § 24-3-101.

On August 3, 2021, the Board appointed the Laramie County Public Works Director as a viewer, pursuant to Wyo. Stat. Ann. § 24-3-103, to determine whether said proposed road to be established is practicable and ought or ought not to be established, taking into consideration both the public and private convenience, and also the expense of the proposed road. (Exhibit B)

On June 13, 2022, a comprehensive viewer's report and recommendation with supporting documentation was provided to the commissioners and made available to the public for review. See Exhibit 'A,' which is fully incorporated in this order and available for viewing through the Laramie County Clerk's Office. The report supports the findings and conclusions entered herein. Parties of interest as known to the County were advised of the completion of the report as well as how to you or inspect it.

The Viewer's report indicated that a thorough investigation had been conducted in regard to ownership interests in the area proposed to be established. Put in the review of the historical records showing successive transfers of property leading to the most current records and recorded interest. The report also included individuals or entities without recorded interests, but who had facilities or infrastructure which were present in the area of the proposed road, apparent on the ground or otherwise known to exist. Notice was provided and comment solicited from, all parties with such interests or facilities. The record reflects responses from many of them

On July 19, 2022, a public hearing was held on the Viewer's report, pursuant to Wyo. Stat. Ann. § 24-3-106. At said hearing, the Board determined that the Viewer's report recommended the establishment of the road.

Multiple parties were heard in support of the road establishment and from those opposed. See minutes of July 19, 2022 hearing attached as Exhibit 'C.' At the hearing, two parties objected to the establishment of road and requested damages. The Board continued the matter in order to appoint Appraisers, pursuant to Wyo. Stat. Ann. § 24-3-114. See Attached Resolution, Exhibit 'D' Parties registering objections and requesting damages were directed at the hearing to submit same in writing to the Laramie County Clerk's office, pursuant to Wyo. Stat. Ann. § 24-3-

111. Two parties submitted requests for damages, Parsons and Morgan. See Attached Exhibit 'E'

The Morgan's appeared at hearing and were heard by the Board. Ms. Parsons was represented by counsel at the hearing, as well as appearing in person. The evidence presented indicated that after purchasing the property in 2020, Ms. Parsons, subsequent to exploring other options, including contacting the Laramie County Planning Department about "vacation" of the road determined that the road section adjacent to her home was part of her private property. She built a dirt berm across the road, among other obstructions and signage, blocking access on it. It was this action which brought the matter to the attention of local residents, many of whom signed the petition for establishment of the road.

Testimony presented included but was not limited to: A representative of the Carpenter Water and Sewer District's expressing concern about needing to relocate utilities in the roadway, if it was not established, as their utilities were present in the right-of-way. Mr. Morgan, one of the parties who later filed a request for damages and had signed the petition for the establishment, expressed concern that without the establishment his property might become landlocked. Residents expressed concern that the closure of this section of the well-used section of road, would direct traffic in the area elsewhere, creating safety concerns.

On or about August 22, 2022, three appraisers were provided notification of their appointment as well as instructions. See Attached Exhibit 'F', "Notice of Appointment."

On or about September 8, 2022, the Appraisers completed their work and submitted reports on the two properties requesting damages for the establishment of the road. See attached Exhibit 'G' and 'H'. The Appraiser's report indicated that they had taken and subscribed to the appropriate oath as required by statute, had made contact with the individuals requesting damages and thoroughly researched and established damage amounts for the establishment of the proposed road on the affected property, owned by those requesting damages.

September 20, 2022, a public hearing was held on the Appraisers reports and for a final decision in regard to road establishment, pursuant to Wyo. Stat. Ann. § 24-3-118. Notice of the hearing had been provided however at the public hearing not public, was offered. See attached Exhibit 'I', Minutes of hearing.

The Board of Commissioners, pursuant to motion and unanimous vote, approved the establishment of the right-of-way and payment to the parties of the amounts submitted by the appraisers, directing the county attorney's office to draft conclusions of law and findings of fact.

Further Facts:

The "Town" of Carpenter was initially platted in 1908. The section of road under consideration in this matter is located on the West end of what was designated as "Lot D," immediately adjacent to what was designated as "Lot C", at the time of the plat approval. 2nd Street, at the time the plat was approved terminated at the northwest corner of Lot D. The area considered for establishment in the petition in this matter represents a section of roadway continuing the originally platted 2nd St., South to the southern boundary of Lot D, intersecting with existing Road 203.

County records are incomplete before the turn of the 21st century, but it is clear that the road connection between 2nd Street and what is now Road 203 to the South, was established and used as right-of-way many decades ago. The record also indicates that this right-of-way section was likely understood to be a publicly established road, though no such action had ever been taken by previous County Commissions.

Evidence of this assumption is reflected throughout the record in this matter. In particular, Ms. Parsons, one of the parties objecting to the establishment and requesting damages, made contact with the Laramie County Planning Department in September 2019. Pre-application notes indicate the purpose of the contact was to discuss the "vacation" of this section of roadway. Notes from the Planning Department indicate that they had determined that it was not a "dedicated" road. The assumption is a portion of "2nd Street" was a publicly dedicated right-of-way was also held by the Laramie County Department of Public Works, who at one point in approximately 1996, issued a right-of-way permit for a utility in it, as if it were a dedicated public road.

Other indications in the record include reference to the existence of this section of roadway as an extension of 2nd Street, in a deed from 1996 for property located approximately in the area of "Lot D", where Ms. Parson's property currently lies. The proposed roadway area is also identified as "2nd Street" by reference in the deed from 1967 and its predecessor deed from 1956. See, Exhibit 'A', Viewer's Report, 'Quit Claim Deed,' *Arnold to Soppe* 1996; 'Warranty Deed,' *Osborn to Evans* 1967; Deed, *Osborn to Mountain State Telephone* 1956.

The record, including the Viewer's report, reflects that the section of roadway proposed to be established, had been in existence and used by the public for many years. An aerial photograph showing its existence in 1942 was placed in evidence.

Records of the Laramie County Public Works Department indicated regular maintenance of the road. Current available records, due to limitations in software

date back only to 2005. Records, which are included in the Viewer's report, clearly indicate consistent maintenance and attention to rather the "working" of the road by the County since, at a bare minimum, 2005.

The two parties requesting damages had purchased their properties in 2020 for the Parsons, and Morgan's in 2013. The proposed road area existed in its present form, was clearly apparent on the ground and was used by the general public at the time of these property purchases.

The record makes clear that this section of a "2nd Street," was not part of the original plat of Carpenter. It also makes clear that for many years, there existed as a commonly held assumption that this section of roadway was a public right-of-way. This is indicated not only by the maintenance records of the Public Works Department, but also the fact that multiple utilities have been installed in the right-of-way. These include gas pipelines, overhead power, buried telephone lines and the aforementioned water and sewer lines for the Carpenter Water and Sewer District.

Available aerial photographs on County websites indicate the existence of the use of this roadway in 1985.

County maintenance of the road, based solely on the currently available records, provide un-contradicted evidence of County maintenance since at least 2005. Nothing in the record disputes that the road has been open and available for public travel for well over 50 to 60 years.

All persons required to be notified, and who may have an interest in the road and/or owners of property over which said road would be established, were notified.

The Appraisers appointed by the County Commission were unbiased electors as required by law. The record, without challenge or contradiction, reflects that they faithfully and impartially discharged their duties. They were properly sworn, made reports in writing which were duly provided to interested parties and transmitted same to the County Clerk.

The reports of the Appraisers provide un-contradicted evidence as to the appropriate valuation of any damages sustained by the claimants for the land subject to the establishment of the road.

Parties objecting to the establishment of the road and/or requesting damages were provided notice of all hearings in the matter, including that at which final determinations were made in regard to the establishment of the road and the

amount of any damages. The opportunity to contest or challenge said establishment and damages was provided to the public, and to all known interested parties.

CONCLUSIONS OF LAW:

The Board of Laramie County Commissioners has jurisdiction to consider and decide the instant matter. The evidence supports without contradiction that the roadway to be established lies within the confines of unincorporated Laramie County. It is therefore subject to the authority of the Board of Commissioners pursuant to Wyo. Stat. Ann. § 24-3-101 et seq.

Notice of the petition and the proposed establishment of the road was provided to all individuals owning interests of any record, in the area of land to be considered for the establishment of the road. The record indicates notice was provided not only to general public and those with interest of record, but also those who may have had some form of easement or permit and those whose installations or facilities were present in the proposed area of road, without any recorded interest.

This included notice to entities with various forms of utilities, such as overhead transmission lines, water and sewer facilities, gas lines, telephone or other digital communications facilities. Other than the two parties, to whom damages are directed to be paid, no other party filed any written request for monetary damages with the County Clerk and/or requested damages for the establishment of the road.

The Board concludes therefore, that all parties with any recorded or otherwise ascertainable interest in the establishment of the road, have been notified and provided meaningful opportunity to be heard.

The record contains no objection as to an absence, or inadequacy of, notice by any party including those who were claimants and or requested damages the establishment of the road.

The Board concludes that effective notice, as well as meaningful opportunity to be heard, was provided to all interested parties who may be affected by the establishment of this section of roadway.

The amount of damages determined to be set herein, reflect the appropriate valuation of damages sustained by any Claimant. Notice of and the date of the public hearing regarding the appraisal reports and final decision as to the Petition for Establishment, was provided to the Claimants and/or their counsel, as well as being publicly noticed. Neither of the two Claimants, whose requests were addressed by the appointed Appraisers, appeared at the hearing in regard to the

setting of damages and establishment of the road. Both of these Claimants had been provided copies of the Appraiser's report prior to the hearing.

At the hearing, no evidence was presented contradicting or challenging the determination of the Appraisers in this matter. Therefore, the Board concludes that the amounts proposed in the Appraisers report are appropriate and supported by substantial evidence.

The record contains substantial evidence of the public good, convenience and necessity provided by the establishment of this section of roadway. The Board concludes that the public good is served by this establishment, as provided both by the record herein and the continuous history of the use of this section of roadway continuously for more than 50 years, as a public way.

IT IS HEREBY ORDERED:

That the roadway proposed in the Petition in this matter be established as a public road and be described henceforward as a portion of the 2nd Street in Carpenter Wyoming. That the Director of the Laramie County Public Works Department shall produce an appropriate survey of the established section of roadway for recordation in the Office of the Laramie County Clerk.

That damages shall be paid by Laramie County, in a manner subject to the discretion of the Laramie Country Commissioners to claimants, Morgan and Parsons in the amounts of \$8,953.00 and \$18,471.00, respectively.

The road having been ordered established, pursuant to Wyo. Stat. Ann. § 24-3-124, notice in writing shall be provided to owners or occupants to remove any obstructions or fences on the road section which had been under their control, within thirty (30) days of notice.

That upon notice of payment to Claimants indicated herein, the Laramie County Public Works Department is permitted to go forward and, in its discretion, and in accord with its procedures and policies, to continue to maintain this section of roadway, including but not limited to, as necessary, the removal and disposition in its discretion, of any blockages or structures in said roadway section.

Further, that any individuals or entities having properly and validly recorded interests in facilities or infrastructure located in said roadway or within the right-of-way thereof, shall not be disturbed in such rights, except as subject to or required by applicable law, regulation or resolution.

Dated this 24 day of October, 2022.

BOARD OF LARAMIE COUNTY COMMISSIONERS



Chairman

ATTEST:



Debra Lee, Laramie County Clerk

CERTIFICATE OF SERVICE


The undersigned hereby certifies that a true and correct copy of the foregoing **FINDINGS OF FACT, CONCLUSIONS OF LAW** was placed in the U. S. Mail postage pre-paid and/or emailed on this 24 day of October, 2022 addressed to the following:

Mr. Scott Homar
Overstreet Homar & Kuker
508 E. 18th St.
Cheyenne, WY 82001
Email: scott@kukerlaw.com
Attorney for Lisa Parsons

Lisa Parsons
Email: lisaparsons2014@gmail.com

Cory and Heather Morgan
313 2nd St.
Carpenter, WY 82054
Email: heatherjomorgan@gmail.com

Laramie County Public Works
Email: molly.bennett@laramiecountywy.gov



Debra Lee
Laramie County Clerk
P. O. Box 608
Cheyenne, WY 82003

EXHIBIT

A

Viewer's Report (Laramie County Clerk's Office)

EXHIBIT

B

RESOLUTION # 210803-27

ENTITLED: "Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. § 24-3-101 et seq. and Appointment of Viewer."

WHEREAS, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and


WHEREAS, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines the petition meets the requirements pursuant to W.S. § 24-3-101; and

WHEREAS, The Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING, the Board hereby appoints the Laramie County Director Of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

DATED this 3 day of Aug, 2021.


BOARD OF LARAMIE COUNTY COMMISSIONERS


Gunnar Malm, Chairman

ATTEST:


Debra Lee, Laramie County Clerk

Reviewed and approved as to form:


Laramie County Attorney

PZ-21-00235

LARAMIE COUNTY ROAD PETITION

LARAMIE COUNTY CLERK
CHEYENNE, WY

ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY A 11:03
BY PETITION, PUBLIC HEARING AND BOARD RESOLUTION
W.S. 24-3-101

" (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by **five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed** to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of County. The undersigned ask that a county highway, commencing at and running thence and terminating at be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at _____
South edge of the right-of-way of Adams Ave.

_____ and running thence **approximately 890 feet to the South**

_____ and terminating at **the North edge of right-of-way of Road 203.**

be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is 50
feet wide, named County Road _____ aka **Second Street**.

Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b) (i) and (ii).

To the Laramie County Commissioners:

This petition is on behalf of the residents of Carpenter Wyoming and the surrounding area.

We are protesting the closure of 2nd Street in Carpenter. This street has been used as a ingress and egress to the main streets of Carpenter since anyone can recall.

The Carpenter Water & Sewer District established in 1996, has a water main, meters, and blow off valves in this road, we need access to maintain these lines. RT Communications has fiber optics, and Black Hills Energy also has an interest in this area.

The Fire District # 4 uses this road to access road 203 to go west, east or south if there is a fire. The School District # 2 buses also use this Street, and the County has graded this road.

Even if this was not a dedicated road in the early 1900's it has been used as an existing road as far back as anyone in Carpenter can remember. We do not believe you can deny access after this long.

The Parsons purchased this property four years ago and have recently decided to close the road because of traffic, would that not have been considered before buying the property? They have piled a large dirt pile across the road denying access and potentially could cause a rather bad accident, as it is not marked with any warning signs of any kind.

We ask that you hold off on this decision to close this portion of 2nd St until more information is properly presented to you.

Signed:	Address	Phone
✓ Paul Phoenix	327 1st St Carpenter	(307) 419-2432
✓ Edwin Poelma	89 Rd. 152 Carpenter	307-649-2256
✓ Hope Poelma	89 Rd 152 Carpenter WY	307-649-2256
Jan Taylor	27 Rd 152 Carpenter WY	307-649-2256
✓ D. Morrison	274 Rd 147 Carpenter	307-631-6396

Signed	Address	Phone
✓ John Pook	6786 Stone Trl Chocoma, WY	307-287-3874
✓ Erica Helma	6786 Stone Trl Chocoma, WY	307-5626
Leo Smith	115 rd 153 Carpenter WY	307-649-2255
Janet Smith	115 Rd 153 Carpenter WY	307-649-2255
Mike	274 Rd 147 Carpenter WY	307-649-2366
Nancy Swafow	5609 Rd 205 Carpenter	307-640-0929
Clara M	226 CR 149 Carpenter	307-640-3551
Sabrina Martin	226 CR 149 Carpenter	307-640-3671
Clara	5001 I-80 Service Rd	
John & Judith	419 1/2 Rd 204 Carpenter	307-649-2493
Torhane Smith	469 1/2 Rd 204 Carpenter	307-649-2493
Malinda Sperry	327 1st St Carpenter	307-649-2458
Wendy Smith	403 St Hwy 214 Carpenter	307-214-3017
Cory Lemaster	403 St Hwy 214 Carpenter	307-214-3017
Mike	403 St Hwy 214 Carpenter	307-256-2035
Jedad Lemaster	403 St Hwy 214 Carpenter	307-214-1819
Mary E. Roberts	4103 Hwy Rd 201 Carpenter	970-578-8427
Frances Gonzales	5204 CR 201 Carpenter	307-649-2457
Alvaro Garcia	5204 CR 201 Carpenter	307-649-2457
Bill Boyd	150 CR 153 Carpenter	307-631-0967
Helen Boyd	150 CR 153 Carpenter WY	307-631-0967
Kathy Buel	125 CR 143 Carpenter WY	307-630-6914
Mike Pook	5296 Rd 202 Carpenter WY	307-649-2255
Connie M. Breeden	314 5th St Carpenter WY	307-630-2255
John A. Ball	315 4th St Carpenter WY	307-630-1514
Cathy & Heather Morgan	313 2nd St Carpenter WY	307-701-2185
Bryan B. ARDEN	335 N. First St Carpenter WY	970-980-4883

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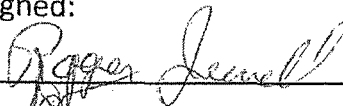



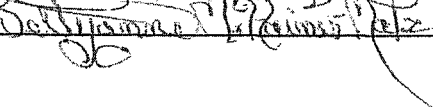
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The Parsons purchased this property four years ago and have recently decided to close the road because of traffic, would that not have been considered before buying the property? They have piled a large dirt pile across the road denying access and potentially could cause a rather bad accident, as it is not marked with any warning signs of any kind.

We ask that you hold off on this decision to close this portion of 2nd St until more information is properly presented to you.

Signed:	Address	Phone
	415419 Main Ave	649-2749
	4857 Monroe Ave	365-0345
	5054 CR 205 Carpenter	421-8737
	4831 Monroe Ave	314 9622
	4831 Monroe Ave	996 6279

Signed	Address	Phone
Joyce Andrews	4825 Monroe Av. 307	631-6936
John Walker	4831 Adams Ave	918-895-6921
Bethany Chesney	4831 Adams Ave, 307	757-6354
Blaine Cook	4834 Adams Ave	892-2828
Shane Lewis	4831 Main Ave	931-842-0918
Darcelle Whitney	4831 Main Ave	931-842-6901
Paul A. Allen	4959 C.R. 203	649-2511
Jim James	4816 CR 203	630-2464
Theresa Kinnin	Rd 214 Box 541	631-8427
Don Poon	6515 ARMWICK CT	631-3422
William D. H. H.	4832 Monroe Ave	648-2456
Charles Jeffers	296 RA 148	649-2253
Buanna Martin	4853 Monroe Ave	307-286-8762
Maria Rodden	4875 County Rd. 203	307-286-8052
Ann T. J.	130 S. 9th W. (Rumpo)	307-431-6952

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We ask that you hold off on this decision to close this portion of 2nd St until more information is properly presented to you.

Signed:	Address	Phone
<u>Larry E Williams</u>	<u>4832 Adams Ave</u>	<u>649-2473</u>
<u>Vera Williams</u>	<u>4832 Adams Ave</u>	<u>649-2473</u>
<u>Lucretia Jewell</u>	<u>4836 Adams Ave</u>	<u>307-649-2274</u>
<u>Jack Tom</u>	<u>4648 Rd 206</u>	<u>649-2365</u>
<u>George W. Dore</u>	<u>P.O. Box 429</u>	<u>631-8257</u>

Laramie County, Wyoming



Carpenter
2nd Street

Road
Petition

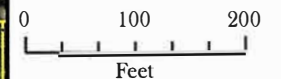
PZ-21-00235

Aerial Map

Subject
Property



July 2021



Legend	
Streets	
Classification	
	Interstate
	Arterial
	Collector
	Local
	Platted, Not Built
	Private
	Property Lines

Cheyenne and Laramie County GIS Cooperative

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

EXHIBIT

C

Board of County Commissioners

Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, July 19, 2022

3:30 PM

Commissioners Board Room

Roll Call/Call to Order

Present: Chairman Troy Thompson, Vice Chairman Brian Lovett, Commissioner Linda Heath, Commissioner K. N. Buck Holmes, Commissioner Gunnar Malm

Minutes

1. Consideration of the Budget Hearing Minutes of Proceedings for June 30, 2022. [22 - 445](#)

Attachments: [Draft of the Budget Hearing June 30, 2022 Minutes](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

2. Consideration of the Minutes of Proceedings for July 5, 2022. [22 - 446](#)

Attachments: [Draft Minutes July 5, 2022](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Consent Agenda

Approval of the Consent Agenda

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

3. Consideration of the ratification of an agreement between Laramie County, WY, and Front Range Roofing Systems, LLC in an amount not to exceed \$12,000 to provide re-roofing service on a house/shed located in Albin. The agreement provides for potential future work [22 - 425](#)

upon mutual agreement between the contractor and the Laramie County Maintenance Director.

Attachments: [Agreement, Front Range Roofing Systems, LLC](#)

This agenda item was approved.

4. Consideration of an addendum between Laramie County, WY, and Power Systems West to provide testing and maintenance of emergency standby generator sets as described in attachment A. [22 - 408](#)

Attachments: [Addendum, Power Systems West](#)

This agenda item was approved.

5. Consideration of an addendum between Laramie County, WY, and The Party People, LLC in the amount of \$6,000 to provide entertainment at the Laramie County Fair as described in attachment A. [22 - 407](#)

Attachments: [Addendum, The Party People, LLC](#)

This agenda item was approved.

6. Consideration of an addendum between Laramie County, WY, and Fusion Talent Group in an amount not to exceed \$8,000 to provide a Kids Pedal Tractor Pull Show during the Laramie County Fair. [22 - 412](#)

Attachments: [Addendum, Fusion Talent Group, Kids Pedal Tractor Pull Show](#)

This agenda item was approved.

7. Consideration of an addendum between Laramie County, WY, and Fusion Talent Group in an amount not to exceed \$12,000 for the Magic Bean Ag Show during the Laramie County Fair. [22 - 411](#)

Attachments: [Addendum, Fusion Talent Group, Magic Bean Ag Show](#)

This agenda item was approved.

8. Consideration of an agreement between Laramie County, WY, and Artsy Events & Giggle Loopsy in the amount of \$4,865 to provide airbrush art services at the Laramie County Fair. [22 - 447](#)

Attachments: [Agreement, Artsy Events & Giggle Loopsy](#)

This agenda item was approved.

9. Consideration of the ratification of five memorandum of understandings between Laramie County, WY, and Caytlin Heatherington, Logan C Mansur-Holaday, Jayden Riddle, Savannah Schilling and Savannah Whittecar to provide a one-year stipend of [22 - 417](#)

\$1,500 each as consideration for representing Laramie County as Ambassadors. The Ambassadors will carry out the responsibilities outlined in the ambassador application for purposes of representing the County with a primary focus of promoting the Laramie County Fair and corresponding activities.

Attachments: [MOUs, Laramie County Fair Ambassadors](#)

This agenda item was approved.

10. Consideration of the appointment of Hannah West, as a part-time magistrate in the Circuit Court for the First Judicial District, Laramie County, WY, in accordance with WS 5-9-210(b). [22 - 421](#)

Attachments: [Appointment of Court Magistrate to Circuit Court, Hannah West](#)

This agenda item was approved.

11. Consideration of an addendum between Laramie County, WY, and ConvergeOne, Inc in an amount not to exceed \$16,039.39 to provide maintenance of 911 system including but not limited to monitoring, remote technical support and software protection as specifically described in attachments A and B. [22 - 430](#)

Attachments: [Addendum, ConvergeOne, Inc, 911 Services](#)

This agenda item was approved.

12. Consideration of a malt beverage permit submitted by Ronald Pinther dba Tom Horn, LLC for an event on Aug 6, 2022 at 1192 Otto Rd. [22 - 438](#)

Attachments: [24-hour Permit, Tom Horn, LLC, Aug 6, 2022](#)

This agenda item was approved.

13. Consideration of a FY23 contract between WY Office of the Attorney General, Division of Victim Services, and Laramie County, WY, for the Sheriff's Dept Victim Witness Program in a grant award amount not to exceed \$107,760 with a match not to exceed \$47,389.91, beginning July 1, 2022, and expiring June 30, 2023. [22 - 427](#)

Attachments: [FY23 Victim Witness Grant Award](#)

This agenda item was approved.

14. Consideration of the ratification of a grant application to the WY Dept of Transportation for a Transportation Alternatives Program grant to request funds for a drainage evaluation of Allison Draw/Greenway underpasses in the amount of \$135,735 with a match of \$14,265. [22 - 444](#)

Attachments: [Grant Application, WYDOT, TAP](#)

This agenda item was approved.

15. Consideration of an agreement between Laramie County, WY, and Carpet One Commercial Flooring in an amount not to exceed \$27,582 to provide removal and installation of carpeting for the County Clerk's offices, security and maintenance areas within the Laramie County Governmental Complex . [22 - 448](#)

Attachments: [Agreement, Carpet One Commercial Flooring](#)

This agenda item was approved.

Grants

16. Consideration of a notice of award to Convergent for a gunshot detection system for the historic and new courthouses (Laramie County Governmental Complex). [22 - 426](#)

Attachments: [Notice of Award, Covergint](#)

A motion was made by Commissioner Heath, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

17. Consideration of a US Dept of Treasury Coronavirus State and Local Fiscal Recovery Fund subaward contract between Laramie County, WY, and the Town of Albin in an amount not to exceed \$74,000 from ARPA funds to run through May 31, 2023. [22 - 428](#)

Attachments: [SLFRF Subgrantee Contract, US Dept of the Treasury, Town of Albin](#)

A motion was made by Vice Chairman Lovett, seconded by Commissioner Holmes, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

18. Consideration of seven ARPA nonprofit subrecipient agreements between Laramie County, WY, and Grace for 2 Brothers Foundation \$82,850; Family Promise of Cheyenne \$57,489.79; Friday Food Bag Foundation \$100,000; Platte Rivers Veterans Fly Fishing \$14,793; Unaccompanied Students Initiative \$55,000; Wyoming Breast Cancer Initiative \$12,500; and Young Men's Christian Association (YMCA) \$174,500. Agreements to run through May 31, 2023. [22 - 431](#)

Attachments: [Agreements, ARPA Nonprofits](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman

Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Contract/Agreement/Leases

19. Consideration of a three-year agreement between Laramie County, WY, and Trane US, Inc dba Trane to provide service and maintenance of the County's HVAC systems as described in attachment A. Schedule of annual amounts: Year one \$352,339.40, year two \$366,432.98 and year three \$381,090.30. [22 - 409](#)

Attachments: [Agreement, Trane US, Inc](#)

Jerry Pribble, Maintenance, said the approximate \$100,000 increase to the contract is primarily due to adding the Event Center and related buildings.

A motion was made by Vice Chairman Lovett, seconded by Commissioner Holmes, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

20. Consideration of a lease agreement between Laramie County, WY, and Southeast WY RC Club. This lease agreement shall remain in full force and effect until Dec 31, 2024. [22 - 399](#)

Attachments: [Lease Agreement, Southeast WY RC Club](#)

A motion was made by Vice Chairman Lovett, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

21. Consideration of Laramie County, WY, acknowledgment of Saddlehorn Pipeline Co, LLC temporary easement extension. [22 - 437](#)

Attachments: [Acknowledgement, Saddlehorn Pipeline Co, LLC Easement Extension](#)

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Items #22 through #34 were consolidated into one motion

22. Consideration of an agreement between Laramie County, WY, and Ayres Assoc, Inc to provide engineering and surveying services. [22 - 420](#)

Attachments: [Agreement, Ayres Assoc, Inc](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

23. Consideration of an agreement between Laramie County, WY, and CivilWorx, LLC to provide engineering and surveying services.

[22 - 439](#)

Attachments: [Agreement, CivilWorx, LLC](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

24. Consideration of an agreement between Laramie County, WY, and Coffey Engineering & Surveying to provide engineering and surveying services.

[22 - 440](#)

Attachments: [Agreement, Coffey Engineering & Surveying](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

25. Consideration of an agreement between Laramie County, WY, and GLM Design Group to provide engineering and surveying services.

[22 - 406](#)

Attachments: [Agreement, GLM Design Group](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

26. Consideration of an agreement between Laramie County, WY, and HDR Engineering, Inc to provide engineering and surveying services.

[22 - 423](#)

Attachments: [Agreement, HDR Engineering, Inc](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

27. Consideration of an agreement between Laramie County, WY, and Inberg-Miller Engineers to provide engineering and surveying services. [22 - 442](#)

Attachments: [Agreement, Inberg-Miller Engineers](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

28. Consideration of an agreement between Laramie County, WY, and Jones Land Surveying, Inc to provide engineering and surveying services. [22 - 429](#)

Attachments: [Agreement, Jones Land Surveying, Inc](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

29. Consideration of an agreement between Laramie County, WY, and Martin/Martin WY, Inc to provide engineering and surveying services. [22 - 422](#)

Attachments: [Agreement, Martin-Martin WY, Inc](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

30. Consideration of an agreement between Laramie County, WY, and Short Elliott Hendrickson, Inc to provide engineering and surveying services. [22 - 449](#)

Attachments: [Agreement, Short Elliott Hendrickson, Inc](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

31. Consideration of an agreement between Laramie County, WY, and T-O Engineers, Inc to provide engineering and surveying services. [22 - 424](#)
-

Attachments: [Agreement, T-O Engineers, Inc](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

32. Consideration of an agreement between Laramie County, WY, and Trihydro, Corp to provide engineering and surveying services.

[22 - 405](#)

Attachments: [Agreement, Trihydro, Corp](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

33. Consideration of an agreement between Laramie County, WY, and Wood Environment & Infrastructure Solutions, Inc to provide engineering and surveying services.

[22 - 398](#)

Attachments: [Agreement, Wood Environment & Infrastructure Solutions](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

34. Consideration of an agreement between Laramie County, WY, and Y2 Consultants, LLC to provide engineering and surveying services.

[22 - 441](#)

Attachments: [Agreement, Y2 Consultants, LLC](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

License/Permits

35. PUBLIC HEARING regarding a new retail liquor license submitted by WYO Campground, LLC, dba WYO Campground, LLC, located at 4066 I-80 Service Rd.

[22 - 443](#)

Attachments: [WYO Campground, LLC, Retail Liquor License Application](#)

County Clerk Debra Lee said the application was in order. Michael Pavlica, WYO Campground, LLC, said they have been in business for over 30 years at the same location. He said the liquor license will add to their amenities.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Appointments

36. Consideration of a resolution appointing a member to the Laramie County Library Board to complete the term left vacant by Keyosha Atwater expiring June 30, 2024.

[22 - 410](#)

Attachments: [Library Board Appointment](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Heath, to appoint Steven Leafgreen. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Public Hearings/Rules & Reg's

37. PUBLIC HEARING regarding a resolution adopting the Laramie County Clerk procedures, fees, costs and charges for inspecting, copying and producing public records existing primarily or solely in electronic format.

[22 - 418](#)

Attachments: [Resolution, County Clerk Public Record Fee Schedule](#)

County Clerk Debra Lee explained the resolution is to adopt fees for inspecting, copying and producing records. She noted it is modeled after the State of Wyoming's Rules and Regulations. She said this is the end of the 45-day public comment period and no public comments were received in the County Clerk's office.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Holmes, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

- 38.** PUBLIC HEARING regarding a resolution adopting updated Planning & Development and Building Permit fee schedules for FY23.

[22 - 419](#)

Attachments: [Resolution, FY23 Planning & Development and Building Permit Fee Schedules](#)

Justin Arnold, Planning, explained the resolution was pursuant to Laramie County Land Use Regulations, Section 1-1-105, along with state statute, for adoption of the FY23 Schedule of Fees. He noted new fee schedules had not been promulgated since 2003, with the exception of a minor increase to mobile homes. Mr. Arnold said research showed the county's fee structure was not in line with other jurisdictions. He said the updated fee structure takes inflation over the past 20 years into account and helps the department remain solvent. Notice of intent was given for public comment and the County Clerk's office received no comments. Mr. Arnold noted an open house was also held to explain the proposed fee schedules.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Heath, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes

Nay: Malm

Land Use:Variances/Board App./Plats

- 39.** PUBLIC HEARING regarding a Subdivision Permit and Plat for Sleepy Hollow, located in a portion of the NW1/4 Sect 20, T15N, R66W, of the 6th PM, Laramie County, WY. (Postponed from June 21, 2022 meeting)

[22 - 433](#)

Attachments: [Sleepy Hollow, Subdivision Permit & Plat](#)

Commissioner Malm announced he had a conflict of interest with the agenda item and departed the dais.

Marissa Pomerleau, Planning, said Steil Surveying Services, on behalf of G & G Enterprises, LLC, submitted a Subdivision Permit and Plat application for Sleepy Hollow, located southeast of the intersection of North View Rd and Rd 218. The application was submitted to subdivide the property into five residential-use tracts.

Ms. Pomerleau said based on evidence provided, staff recommends approval of the subdivision permit and plat with the adoption of findings of fact a with no condition.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Holmes, seconded by Vice Chairman Lovett, to approve the subdivision permit and plat for Sleepy Hollow, located in a portion of the NW1/4 Sect 20, T15N, R66W, of the 6th PM, Laramie County, WY, and adopt the findings of fact a of the staff report. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes

Recused: Malm

40. PUBLIC HEARING regarding a Subdivision Permit and Plat for Allison Tracts, 7th Filing, a replat of Tract 68, less the north 5', Allison Tracts, 2nd Filing, Laramie County, WY.

[22 - 434](#)

Attachments: [Allison Tracts, 7th Filing, Subdivision Permit & Plat](#)

Marissa Pomerleau, Planning, said AVI, PC, on behalf of Robert Rodriquez of Cheyenne, WY, submitted a Subdivision Permit and Plat application to subdivide the property, located at 411 W Allison Rd, into two residential-use tracts.

Ms. Pomerleau said based on evidence provided, staff recommends approval of the subdivision permit and plat with the adoption of findings of fact a and b with no condition.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Heath, seconded by Commissioner Holmes, to approve the subdivision permit and plat for Allison Tracts, 7th Filing, and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

41. PUBLIC HEARING regarding a Subdivision Permit and Plat for Heaven View, located in a portion of the NW1/4 Sect 20, T13N R62W, of the 6th PM, Laramie County, WY.

[22 - 435](#)

Attachments: [Heaven View, Subdivision Permit & Plat](#)

Commissioner Malm announced he had a conflict of interest with the agenda item and departed the dais.

Mason Schuricht, Planning, said Steil Surveying Services, on behalf of G & G Enterprises LLC, submitted a Subdivision Permit and Plat application for Heaven

View, located at the intersection of State Hwy 214 and Rd 206. The application was submitted to subdivide the property into five separate tracts, approximately 5.8 acres in size, with one tract being approximately 6.7 acres.

Shane Hansen, Steil Surveying Services and agent for the applicant, spoke of access to the subdivision. Mr. Schuricht said a revised plat was submitted to show internal access within the subdivision and a single access to State Hwy 214.

Mr. Schuricht said based on evidence provided, staff recommends approval of the subdivision permit and plat with the adoption of findings of fact a with no condition.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Teresa Kelley, Mark Leininger and Kirby Murdoch, residents, expressed concerns about water, lot size and traffic. Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

Commissioner Holmes spoke about the AMEC study which is the latest data the County has about the recharge of groundwater. Commissioner Lovett said he and Commissioner Heath had spoken with the consultants who conducted the study and validated with them that the memo is still relevant and the County is applying it correctly. The major concerns with groundwater in Laramie County are the three major irrigation areas and the city well field. Chairman Thompson referenced the rules the County goes by and stated those rules and regulations are reviewed every year. He requested recommendations on amendments to Land Use Rules and Regulations should be made to the Board at the appropriate time.

A motion was made by Commissioner Holmes, seconded by Commissioner Heath, to approve the subdivision permit and plat for Heaven View with no conditions and adopt the findings of fact a of the staff report. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes

Recused: Malm

- 42.** PUBLIC HEARING regarding a vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less that portion granted to the State Highway Commission of WY, located in a portion of Sect 8, T13N, R66W, of the 6th PM, Laramie County, WY.

[22 - 436](#)

Attachments: [Tract 4, Less a Portion, Allison Tracts, 1st Filing, Vacation](#)

Michael Surface, Planning, said Palma Land Planning, LLC, on behalf of Coffee Brew, LLC, submitted a vacation for Tract 4, Allison Tracts, less other portions of land located south of the intersection of Fox Farm Rd and S Greeley Hwy on the east side. The vacation was submitted to create an administrative plat of two lots.

Mr. Surface said based on evidence provided, staff recommends approval of the vacation with the adoption of findings of fact a.

Dale Davis, County Clerk's office, read into the record an e-comment from the Casey Palma, agent for the applicant. Mr. Palma explained the request and expressed support of the item.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to approve the vacation of all of Tract 4, Allison Tracts, less the east 330 feet and less that portion granted to the State Hwy Commission of WY, located in a portion of Sect 8, T13N, R66W, of the 6th PM, Laramie County, WY, upon approval of the administrative plat and adopt the findings of fact a of the staff report. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Report & Public Petitions

The Board recessed at 4:30 pm and reconvened at 4:40 pm.

- 43.** PUBLIC HEARING regarding a request for the establishment of a public right-of-way, a 50-foot section of Second St from Adams Ave south to Rd 203.

[22 - 432](#)

Attachments: [Resolution, Road Petition](#)
[Road Petition Exhibit A](#)
[Road Petition Viewer's Report](#)

Molly Bennett, Public Works, appointed viewer for the road petition, gave an overview of the report. She said various agencies and interested private parties/stakeholders commented and would like to see this section of road established as a public right-of-way (ROW). She noted the County had maintained the road as a ROW for many years prior to the discovery of no recorded ROW. On the assumption the road was a ROW, utilities with recorded easements were established within Second St and there are water and gas lines within the road section. Ms. Bennett said the referenced section of road serves as a public convenience.

Ms. Bennett said her recommendation, as appointed viewer, is that the section of Second St from Adams Ave south to Rd 203 be established as a 50-foot publicly dedicated ROW in accordance with County policy and existing regulations and laws. Upon potential establishment by the Board, Laramie County Public Works would

resume maintenance of the entire section of Second St in Carpenter, WY, and easements will be granted for the existing utilities within the proposed ROW. Ms. Bennett noted that more than one point of ingress and egress for the Town of Carpenter is good practice, and recommended County Commissioners review other access options for the Town of Carpenter. She stated that an overall ingress, egress and truck routing analysis may be warranted.

County Attorney Mark Voss explained the process of petitioning to establish a public road: After a petition is properly filed, the Board appoints a viewer to investigate and make a recommendation on whether establishment of a road is in the public interest. The Board can accept or reject the viewer's report. If the report is rejected, the matter comes to an end. If the report is accepted, a second hearing is held to consider any objections and accept claims for damages. The Board appoints three appraisers to make a determination of damages by evaluating the value of property before and after establishment of a road.

Commissioner Malm asked for clarification on the word 'appraiser.' Mr. Voss said the qualification for an appraiser would be any person who is a 'disinterested' elector in Laramie County. There are no professional or certification requirements.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Cameron Geeting, attorney for Lisa Parsons, landowner, requested the Board reject or table the viewer's report. He stated a claim for damages would be filed if the report was accepted. Mr. Geeting proposed alternative ROWs and utility easements. Jack Studley, professional land surveyor contracted by the utility companies, said Ms. Parsons is agreeable to providing easements for the existing utilities.

Yvonne Ware, Carpenter Water and Sewer District, expressed concerns about the utilities and the cost of their relocation if the road was not established. Gary Smith, resident, spoke about the property's history and the 50-year existence of the road. Justin Morgan, resident, spoke of inconvenience and safety concerns since the road has been closed by the property owner. Cory Morgan, resident, expressed concerns that if property owners closed the road, his property would become landlocked.

Lisa Parsons, landowner, spoke about property rights and how she had consulted with the County before she closed the road. She stated the County said she could block the road if she wanted in the absence of a ROW. Ms. Parsons noted she had looked into closing the road in 2019 because of increased commercial traffic. She said her property had been vandalized three times. She added if the road is established, she would be required to give up an additional 30 feet of property.

Residents Leslie Lattimore and Lorayne Leastman, spoke of increased traffic and safety concerns. Dee Parsons, landowner, talked about the traffic and the requirement for vacation of additional property for a county road.

Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to accept the viewers report.

A motion was made by Commissioner Heath, to leave the road as it is, closing it to truck traffic, allowing emergency and utility vehicles to access 2nd St along with residential traffic. The motion failed due to a lack of a second.

The Board discussed the history of the road, traffic mitigation measures, and better signage to keep truck traffic from going through residential areas.

Mr. Voss said the resolution allows for the public hearing to be continued for claims of damage at a later date so appraisers can be appointed to prepare a report of damages. Mr. Voss said damage claims are required to be submitted to the County Clerk's office.

The Board decided to set the next public hearing for Sept 2, 2022 to hear the appraisers' report. Claims need to be filed with the County Clerk's office by close of business on Aug 3, 2022. Mr. Voss advised that when the County receives the appraisers' report, he will forward the report to the claimants.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to accept the viewer's report. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

The meeting adjourned at 6:06 pm.

CERTIFICATION

I, Debra K. Lee, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Tuesday, July 19, 2022.

Approved by : Debra K. Lee, County Clerk

Reviewed by : Troy Thompson, Chairman,
Board of County Commissioners

Reasonable Accommodations

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources at (307) 633-4355 or lchr320@laramiecounty.com at least two business days prior to the meeting.

EXHIBIT

D

RESOLUTION # 220719-43

ROAD PETITION PZ-21-00235

WHEREAS, the Board of County Commissioners of Laramie County has received Road Petition No. PZ-21-00235; petitioners in the attached Laramie County Road Petition have requested the establishment of a county road as identified on Exhibit A. attached hereto and specifically incorporated herein by reference:

WHEREAS, the Laramie County Board of Commissioners, having appointed the Laramie County Public Works Director as a viewer, pursuant to Wyo. Stat. Ann. § 24-3-105 and to determine whether said proposed road to be established is practicable and ought or ought not to be established, taking into consideration both the public and private convenience, and also the expense of the proposed road; and

WHEREAS, the Laramie County Public Works Director has viewed and evaluated the pertinent facts regarding the proposed establishment of the area as a public road, and has recommended approval of the establishment alteration as indicated in and supported by the Viewers Report attached hereto and specifically incorporated herein by reference; and

WHEREAS, the Laramie County Board of Commissioners, have reviewed said Viewers Report and being fully informed in the premises;

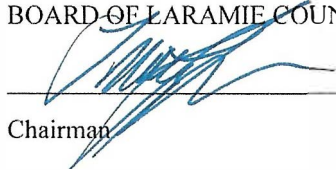
NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

1. The Board of County Commissioners of Laramie County approve and accept the Viewers Report and determine that a public right-of-way as requested by Road Petition PZ-21-00235 be established.
2. That the section of Second Street from Adams Avenue south to Road 203 be established as a 50 foot publicly dedicated Right-Of-Way in accordance with County policy and existing regulations and laws.
3. That pursuant to Wyo. Stat. Ann. § 24-3-111, should there be any objections to the establishment of the proposed road and/or claims for damages by reason thereof, they must be filed with the County Clerk, within ten (10) business days from the execution of this resolution.
4. In the event that claims for damages are filed in regard to the establishment approved herein, this matter shall be continued until the matter can be properly disposed of and, pursuant to Wyo. Stat. Ann. § 24-3-114. The Board shall notify as required by Wyo. Stat. Ann. § 24-3-115, and appoint three (3) suitable and disinterested electors of the county as appraisers to view the ground, on a date fixed by this Board, thereafter, to submit a report on the matter and file their report in writing with the county clerk.
5. Said appraisers, after receiving notice of their appointment shall meet at some convenient place on the line of said proposed road and take and administer to each other an oath or affirmation to faithfully and impartially discharge their duties. Acting in accordance with Wyo. Stat. Ann. § 24-3-115, they shall then review the area proposed to be established as a county road and fix the amount of damages sustained by any claimant for said damages, and file report in writing with the County Clerk.
6. Upon receipt of a report from the appoint appraisers, pursuant to Wyo. Stat. Ann. § 24-3-115 the County Commissioners shall set a hearing upon the report and

assessment of the appraisers at which the court heard testimony and consider petitions for and remonstrances against, the establishment of the road as proposed.

DATED THIS 19 day of July, 2022

BOARD OF LARAMIE COUNTY COMMISSIONERS



Chairman

ATTEST:



Debra Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

Laramie County, Wyoming



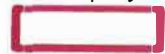
Carpenter 2nd Street

Road Petition

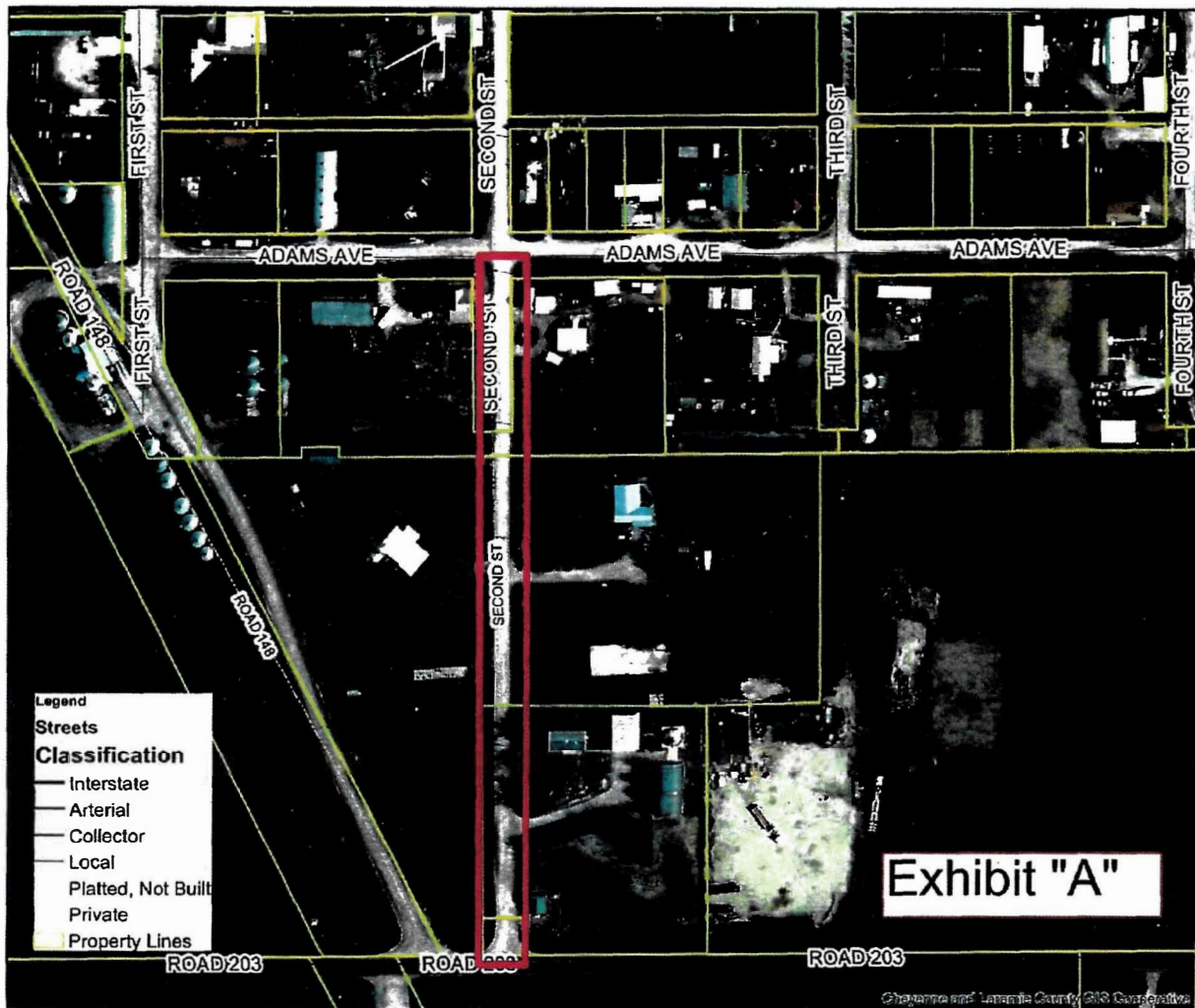
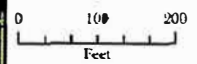
PZ-21-00235

Aerial Map

Subject Property



July 2021



This map is made possible through the Cheyenne and Laramie County Computer GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

EXHIBIT

E

Laramie County Clerk
Cheyenne, WY
2022 Jul 29 pm 2:41

July 29, 2022

Laramie County Clerk
309 W 20th Street
Cheyenne, WY 82001

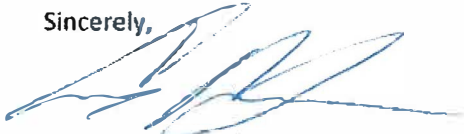
RE: Establishment of Public Right of Way – Second Street, Carpenter, WY

To Whom it May Concern,

As property owners of 313 Second Street Carpenter, WY we acknowledge and gladly accept the Board of County Commissioners' decision to establish a public right of way on a section of Second Street in Carpenter, WY from Adams Ave south to Road 203. This letter is to formally request damages for 313 2nd Street Carpenter, WY due to the establishment of the public right of way.

We may be reached by phone or email with any questions at 307-701-2187 (Cory), 307-631-2227 (Heather) or heatherjomorgan@gmail.com.

Sincerely,



Cory Morgan



Heather Morgan

State of Wyoming County of LARAMIE

The above letter was acknowledged before me on 29 day of July, 2022 by Cory Morgan and Heather Morgan.



Signature of Notarial Officer

L. Cooper Overstreet PC*
SCOTT A. HOMAR±
JOHN M. KUKER PC*°
JEFFREY M. BOLDT+
CAMERON W. GEETING**
° OF COUNSEL
± SPECIAL COUNSEL



508 EAST 18TH STREET
CHEYENNE, WY 82001
PH. 307.274.4444
FX. 307.274.4443

OVERSTREET HOMAR & KUKER
ATTORNEYS AT LAW

WWW.OHKLEGAL.COM
+ ALSO ADMITTED IN INDIANA
* ALSO ADMITTED IN COLORADO
**PENDING WYOMING BAR APPROVAL

August 1, 2022

VIA HAND-DELIVERY

Laramie County Clerk
309 W. 20th Street
Carpenter, Wyoming 82001

RE: File No 22-432
2nd Street Carpenter, Wyoming Public Right-of-Way
Lisa Parsons Claim for Damages and Request for Damages Hearing

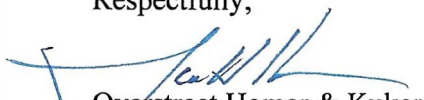
Clerk, Mr. Chairman, Board of Commissioners:

Pursuant to our comments establishing a claim for damages which were placed on the record during the July 19, 2022 County Board of Commissioners meeting regarding the 2nd Street Right-of-Way in Carpenter, Wyoming, and followed by this formal written filing pursuant Wyo. Stat. § 24-3-101 et. seq., on behalf of Lisa Parsons. Ms. Parsons formally claims damages of an amount to be determined at a hearing before the Board and requests a hearing on damages related to the Board's decision to accept the recommendation of the Viewer's Report to establish a public Right-of-Way on 2nd Street in Carpenter, Wyoming. This request is filed in compliance with the August 3, 2022 deadline set by the Board of Commissioners at the July 19, 2022 meeting.

Ms. Parsons requests that the Board appoint three suitable and disinterested electors of the county as appraisers to view the land, as required by W.S. § 24-3-114, to evaluate the claim for damages and for the Board to set a hearing on damages in this matter at which said appraisers shall report their findings.

Following the filing of this request, all further communications and documents should be provided to Ms. Parsons at 305 2nd Street No. 384, Carpenter, WY 82054.

Respectfully,


Overstreet Homar & Kuker
Scott A. Homar
SAH/cwg

2022 AUG - 1 P 3:19
LARAMIE COUNTY CLERK
CHEYENNE, WY

EXHIBIT

F

NOTICE OF APPOINTMENT AS APPRAISER

Proposed Road Establishment- Section of Second Street, Carpenter Wyoming

Thank you for your participation in this matter, you are hereby informed of your appointment by the Laramie County Board of Commissioners (Board) as an "Appraiser" pursuant to Wyo. Stat. Ann. § 24-3-114.

Laramie County received a petition for establishment of public right-of-way (ROW) on a portion land described as a section of South 2nd Street, located in Carpenter Wyoming. An objection to the establishment of the road has been made by one owner of property underlying the location for the proposed establishment. This owner has also requested damages, in the event the Board determines to establish the proposed section of road.

In the event an objection and claim for damages is made, the statutes require the Board to appoint "3 suitable and disinterested electors of the county as appraisers, to view the location of the proposed establishment and file a report in writing with the county clerk, "fixing the amount of damages sustained" by the owner as a result of any establishment of the road."

As an Appraiser, your primary duty will be to ascertain the appropriate amount of damages sustained, if any, by parties asserting an objection to the establishment and making a claim for damages, and produce a report indicating your conclusions, to be submitted to the county clerk. The board shall inform you of the identity of any parties making such a claim for damages and provide contact information to you.

As the statute directs, you are to, "fix the amount of damages sustained by after allowing for all benefits that may accrue to each claimant, by reason of the location or alteration of the said proposed road...after allowing and deducting for benefits, and where they have disallowed claims for damages, they shall so state in their report."

The statute requires a written report which describe the actions you have taken, and should identify or summarize the evidence and/or witnesses related to your conclusions. Further, the report must state that you were sworn or affirmed, before performing your duties.

As the statute directs, you are to assemble and view the area where the road establishment is proposed, make contact with the claimants who have made an objection and a request for damages, and may hear such evidence as you deem necessary in determining the amount of damages. You are also to review the Viewers Report produced in this case.

You are to hear and obtain such evidence as you deem necessary in determining the amount of damages and, in so doing, you are also authorized to administer oaths to witnesses.

Should you require assistance in procuring evidence or the cooperation of witnesses in this matter, you are directed to return to the Board and place such a request in writing before them.

On receipt of your report, the Board shall set and hold a public hearing on the question of the determination of damages in which you may be called upon to testify or offer evidence.

Wyo. Stat. Ann. § 24-3-116 describes the specific duties of appraisers in these matters:

The said appraisers shall, within ten (10) days after receiving notice of their appointment, meet at some convenient place, on the line of said proposed or altered road, and take and administer to each other, an oath or affirmation to faithfully and impartially discharge their duties. They shall then view the ground, so far as they shall deem it necessary, and fix the amount of damages sustained by each claimant, after allowing for all benefits that may accrue to each claimant, by reason of the location or alteration of the said proposed road. They, or a majority of them, shall as soon as practicable, after performing their said duties, make a report in writing to the county clerk of their doings, stating that they were so sworn or affirmed as aforesaid, before performing their duties and fixing the amount of damages, if any, sustained by each claimant, after allowing and deducting for benefits, and where they have disallowed claims for damages, they shall so state in their report, and they shall immediately transmit their report, when made, to the county clerk.

They shall, whenever they can conveniently do so, notify the claimants or their agents, of the place of their meeting and may hear such evidence as they may deem necessary in determining the amount of damages fixed by them. They are hereby authorized to administer oaths to each other and to such witnesses as they may hear. If any one (1) of them shall fail or refuse to perform his duty, the other two (2) appraisers shall serve and shall appoint a suitable and disinterested elector in his place, who shall be within easy access, and he shall be sworn or affirmed in like manner as the other two (2) appraisers, and the facts of such appointment and qualification shall be stated in said report to the county clerk. The said appraisers shall each receive for his compensation such reasonable sum as the board of county commissioners shall allow. Wyo. Stat. Ann. § 24-3-116

The statute directs that upon assembling, the Appraisers shall take an oath to carry out their duties faithfully and impartially.

“I swear and affirm that I have no personal or pecuniary interest this matter of a Petition for Establishment of a Public Road, and I shall faithfully and impartially discharge my duties as an appraiser.”

General information regarding public road establishment and assessment of damages:

The statute provides the description of the duties he/she shall undertake as well as what you should consider in regard to fixing an amount of damage in this matter. In addition, Wyoming law describes the nature of a public road establishment as well as the assessment of compensation for the “partial taking” which occurs in such an establishment.

The establishment of a public road results in the County government receiving a “fee simple determinable interest,” in the surface estate of the established road area for the benefit of the public, to use as a street for public purposes. “[I]n Wyoming (it) vests a public authority with a fee simple determinable to only the surface estate and a limited portion below ground sufficient to accommodate the various public utilities.” Town of Moorcroft v. Lang, 779 P.2d 1180, 1183 (Wyo. 1989)

The process of establishing a road through a process under Wyo. Stat. Ann. § 24-3-101, as in this matter, is referred to as a form of “statutory dedication.”

The Wyoming Supreme Court has held in regard to statutory dedication of a road to the public as follows:

“The act of dedication produces three separate interests. The first is an estate in fee simple determinable in the surface estate conveyed to the public authority. A fee simple determinable is less than absolute. The transferor retains a possibility of reverter. *Williams v. Watt*, 668 P.2d 620, 629 (Wyo.1983). This possibility of reverter comprises the second interest generated. The third interest is a mineral estate in fee lying below the street, and created by horizontal severance upon dedication.” Town of Moorcroft v. Lang, 779 P.2d 1180, 1184 (Wyo. 1989)

A public road established under the statute is similar to an ‘easement’ for public use, except in one respect. The establishment can only be removed by action taken through the governing body, through the processes outlined in the statutes relating to establishment, alteration or vacation of public roads. “[T]he traveling public has a vested right to the use of public roads, and earlier this court recognized such right in the public and that a road could not be vacated except by official act of the board of county commissioners.” Bd. of Cnty. Comm'rs, Carbon Cnty. v. White, 547 P.2d 1195, 1198 (Wyo. 1976)

The measure of compensation for the establishment of a public road is that for a ‘partial taking’ of property in condemnation. The Wyoming Code of Civil Procedure under Eminent Domain defines as the measurement of such compensation as:

“If there is a partial taking of property, the measure of compensation is the greater of the value of the property rights taken or the amount by which the fair market value of the entire property immediately before the taking exceeds the fair market value of the remainder immediately after the taking.” Wyo. Stat. Ann. § 1-26-702

After commencement of your duties as an appraiser, should you have questions or concerns about your duties, and are requested to place these in writing and submit them to the county commissioners so that all parties to this matter may be aware of the nature of any question or concerns as well as any response which might be provided.

EXHIBIT

G

**Appraisal
of
PROPOSED RIGHT OF WAY FOR 2ND STREET
PARSONS PARCEL
4834 ROAD 203, CARPENTER
LARAMIE COUNTY, WYOMING**



PREPARED FOR
Laramie County Board of Commissioners
Laramie County Courthouse
309 West 20th Street
Cheyenne, WY 82001

DATE OF VALUE
September 8, 2019

PREPARED BY
Chris Brown, MAI, John R. Sherman, MAI, Tracy Page

September 12, 2022

Laramie County Clerk
309 West 20th Street
Cheyenne, WY 82001

RE: Proposed Right of Way for Second Street, Parsons, Parcel

Clerk, Mr. Chairman, Board of Commissioners:

Pursuant to your authorization, we have prepared an estimate of “damages” sustained by Lisa Parsons as a result of the establishment of Second Street. We have completed our appraisal of the property based on information as shown in the following report. The scope of the appraisal and preceding investigation was directed by the type of property appraised.

We certify that we have personally inspected this property and assembled data in support of our value conclusions. The appraisal is in compliance with Wyoming Statute 24-3-114 and the Uniform Standards of Professional Appraisal Practice.

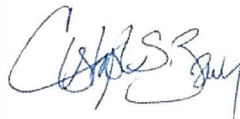
Based on the information provided and researched, and subject to the assumptions and limiting conditions stated, it is our opinion that the market damages sustained from the establishment of Second Street to the property identified above, as of September 8, 2022, is:

DAMAGES: \$18,471

Respectfully submitted,



John R. Sherman, MAI
State Certified General #27
(May 3, 2023)



Christopher Brown
State Certified General #321
(July 17, 2024)



Tracy D. Page
State Certified Residential #844
(Aug. 4, 2023)

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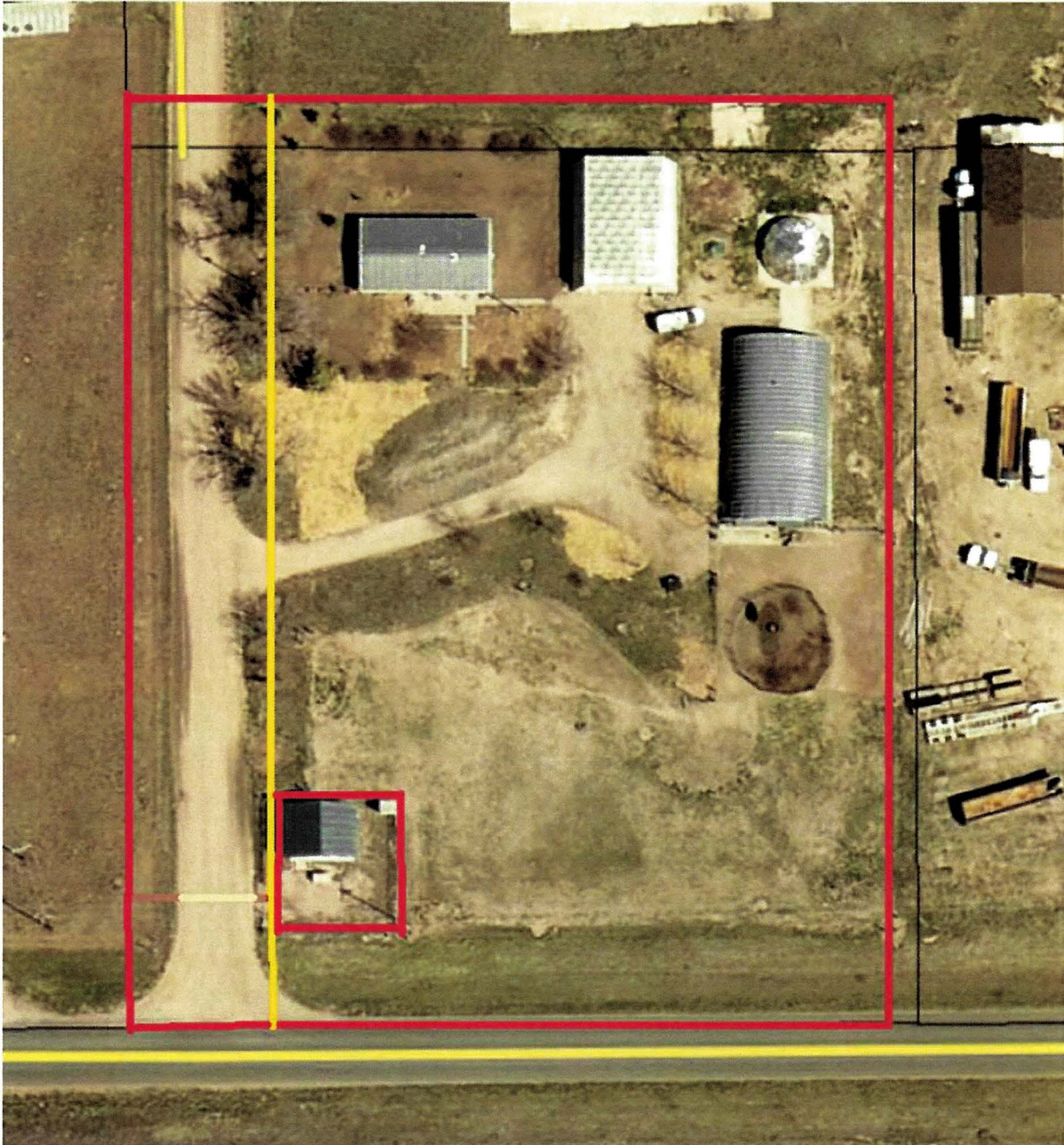
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SECTION ONE
INTRODUCTION

SUBJECT PROPERTY

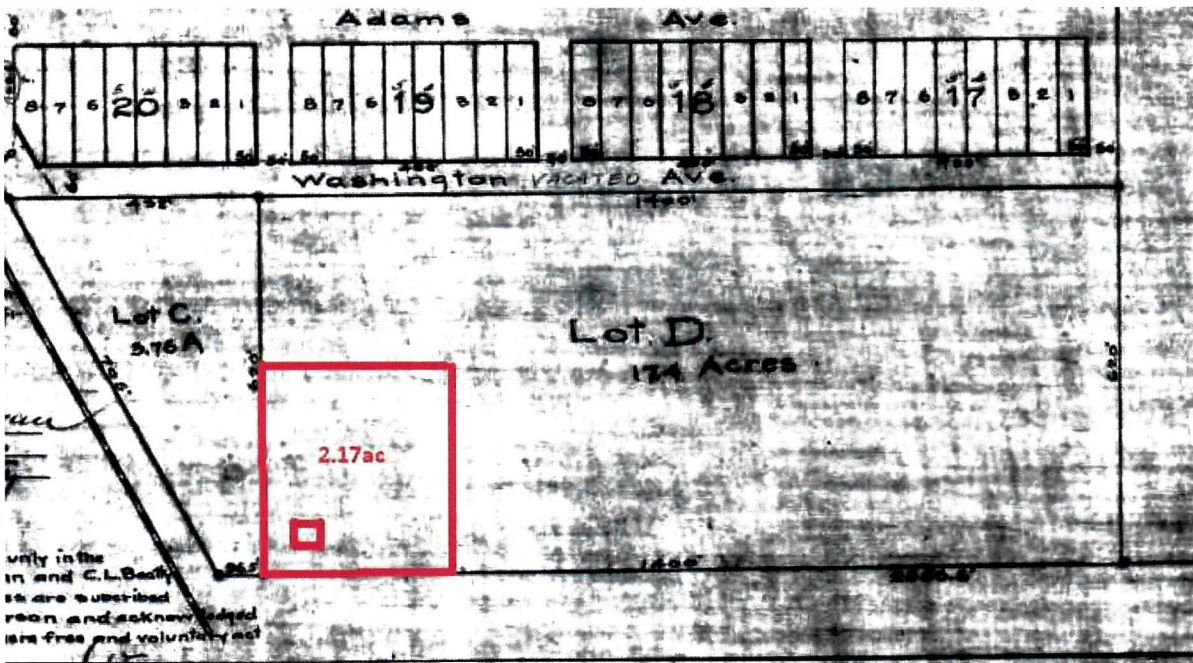


4834 Road 203
Carpenter, WY

EXECUTIVE SUMMARY

PROPERTY TYPE:	A 2.17 +/- acre residential homesite on the south edge of Carpenter, Wyoming. The site is improved with a 1,200sf home built in 1977, a 1,872sf farm building built in 1977, a 2,720sf Quonset building built in 1980 and a 441sf greenhouse built in 2017 along with fencing as well as landscaping. The property has access to Carpenter's public water system.
LOCATION:	4834 Road 203, Carpenter, Laramie County, Wyoming, 82054.
OWNER OF RECORD:	Dee V. Parsons and Lisa K. Parsons, husband and wife.
INTENDED USE & USER:	The intended use of this appraisal is to provide an opinion of the damages as a result of the Second Street right of way. The intended users of this report are the Laramie County Board of Commissioners and the landowners.
SCOPE OF WORK:	This is an appraisal report.
DATE OF INSPECTION	September 8, 2022
DATE OF VALUE:	September 8, 2022
LAND:	Rural Residential
INTEREST APPRAISED:	Fee Simple interest in the surface with the owner having the right of reversion in the right of way if vacated by Laramie County. The mineral rights are not included in the acquisition of the right of way.
HIGHEST AND BEST USE:	Rural Residential
DAMAGE ESTIMATE:	\$18,471

IDENTIFICATION OF THE SUBJECT PROPERTY



Parcel #1:

A Plot 300 x 200 feet in the SW Corner of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89°41.50' East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.50' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

Parcel #2:

A portion of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, more particularly described as follows:

Commencing at the Southwest corner of said Lot D; thence S.89°56'00"E., along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 115.00 feet West of the Southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N.89°56'00"W., a distance of 285.00 feet to the West line of said Lot D; thence S.00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the point of beginning.

The larger parcel impacted by the proposed right of way for Second Street is a 2.17+/- acre tract on the southern edge of Carpenter, Wyoming. This land is used as a residential homesite. The property address is 4834 Road 203, Carpenter, WY and is improved with a home and out buildings, as well as fencing and landscaping.

The parcel is held in the name of Dee V. Parsons and Lisa K. Parsons, husband and wife.

SCOPE OF THE APPRAISAL

Subject Property Inspection & Research:

John Sherman, Chris Brown and Tracy Page viewed the subject property in the company of Lisa Parsons. The date of observation was September 8, 2022. Documents provided by Laramie County included exhibits describing the size and location as well as the history of the proposed right-of-way. The improvements were not inspected, as it was determined that the value of the improvements is not impacted by the proposed right of way.

Size:

The larger parcel size used in this report is based upon information from the Laramie County Assessor's documentation. The size of the proposed right-of-way is based upon information provided by Steil Surveying Services, LLC.

Market Data:

Real estate professionals and property owners were contacted in the process of confirming comparable sales. Information provided by these sources as well as real estate publications was used to determine the market strength.

Comparable Sales Information:

Since Wyoming is a non-disclosure state there is no central source of sales information. Therefore, sale information was obtained from real estate professionals in the area and the Cheyenne multi-list database. Located comparable sales were externally inspected by the appraisers and confirmed with a buyer/seller, appraiser or broker involved in the transactions.

Approaches to Value:

Using the Direct Sales Comparison Approach, a before and after analysis of the value of the identified larger parcel (land only) was completed. Both a value of the property before the acquisition and the value of the property after the taking were estimated. The difference between these values is calculated and determined to be the amount of damages. The Income Approach was not used, as the highest and best use of the subject is a rural residential homesite, which is not purchased and sold based upon income. The Cost Approach is not used, as it was determined that the value of the improvements on the property is not affected by the proposed right-of-way, thus only the value of the site is considered in this analysis.

PURPOSE OF THE APPRAISAL

The value to be estimated is the damages due the property owner of the subject property for the acquisition of the proposed right-of-way as of the effective date of the appraisal.

As stated, the purpose of this report is for the appointed appraisers to:

W.S. 24-3-116 Appraisers; specific duties enumerated; compensation.

“...view the ground, so far as they shall deem it necessary, and fix the amount of damages sustained by each claimant, after allowing for all benefits that may accrue to each claimant, by reason of the location or alteration of the said proposed road.”

This statute does not define “damages” however it is generally understood that damages are the difference between the market value of the subject before the acquisition and the market value of the subject after the acquisition. This is the method used by the appraisers signing this report to estimate the damages as referenced in W.S. 24-3-116.

This statute also does not use the term “market value” so it does not define the term. For the purposes of estimating damages in this case market value is defined as the price which would be agreed to by an informed seller who is willing but not obligated to sell and an informed buyer who is willing but not obligated to buy.

INTENDED USE AND USER OF THE APPRAISAL

The intended use of this appraisal is to aid in or support decisions related to the compensation for the damages caused by the acquisition of the proposed right-of-way. The intended users of this report are the Laramie County Board of Commissioners and the landowners.

PROPERTY RIGHTS APPRAISED

The interest appraised is a fee simple interest in the surface to a depth for normal utilities to be placed. The owner retains the mineral rights and the right of reversion if the right-of-way is relinquished by formal action of Laramie County.

DATE OF VALUATION

The date of value of the appraisal is September 8, 2022.

HISTORY OF THE SUBJECT PROPERTY

The history of the subject property is based on information researched in the Laramie County Clerk's office, Cheyenne Multi-list Service and from information provided by Lisa Parsons.

The last arms-length sale appears to have taken place on June 19, 2015. Lisa Parsons indicated she purchase the property with Barbara Kuzma as the Realtor. This is consistent with Cheyenne, MLS #59267 which indicates a purchase price of \$192,500. However, the deed dated June 19, 2015, and recorded in Book 2450 on Page 1558, indicates the Grantors were Larry Kane and his wife. The Grantees were Leslie Latimer Trustee of the Scott Court Real Estate Trust and Leslie Latimer. On

December 6, 2016 there is a Warranty Deed from Leslie Latimer as Trustee and as an individual to Megan R. Floyd. This is recorded in Book 2526 on Page 277. Finally, there is a Warranty Deed dated January 28, 2020 from Megan Latimer, Formerly Megan Floyd to Dee and Lisa Parsons, husband and wife. This is the apparent holding deed and is recorded in Book 2657, Page 1648. Lisa Parsons said this was not arm's length as she was buying out her sister's interest. Ms. Parsons indicated that she thought the transaction was based on a market value of \$232,000.

Ms. Parsons has recently interviewed two Realtors about selling her property, Elsa Culver and JP Fluellen. Based on those conversations she expects that she may be able to list the property for about \$275,000 to \$290,000.

We are not aware of any arms-length sales of the property or it being listed for sale since the 2015 transaction.

TAX AND ASSESSMENT ANALYSIS

Wyoming has a relatively low property tax rate; thus, tax is not as significant to the appraisal problem as it may be in other parts of the country. Laramie County is using a market value system. The property's market value is estimated. The assessed value is then calculated at 9.5% of the market value. The mill levy is applied to the assessed value to estimate the taxes. The Assessor-estimated market value of the subject is \$103,786. The assessed value is \$9,860. The parcel number is 12288000400017.

PARSONS, LISA K

Mailing Address: 4834 ROAD 203 NO 384

CARPENTER, WY 82054

Street Address: 4834 ROAD 203

Deed: 2657 WD 1648, 01/31/2020

Location: CARPENTER: PARCEL 1: A PLOT 300' X 200' IN SOUTHWEST CORNER LOT D, DESC AS: BEG AT SOUTHWEST COR OF LOT D; TH 200' EAST; TH 300' NORTH; TH 200' WEST; TH 300' SOUTH TO SOUTHWEST COR AND THE POB, LESS (BK 598 PG 403) A TRACT 50' X 50' IN SOUTHWEST CORNER OF LOT D, DESC AS: BEG AT THE SOUTHWEST COR OF SAID LOT D, BEING THE PNT OF INTERSECTION OF THE EAST LINE OF 2ND ST AND THE NORTH LINE OF ROAD 78, TH N.89 DEG 41.5' E, ALONG THE NORTH LINE OF ROAD 78, 50'; TH NORTH, 50'; TH S.89 DEG 41.5' W, 50', TO A PNT IN THE EAST LINE OF 2ND ST; TH SOUTH, 50', ALONG THE EAST LINE OF 2ND ST TO THE POB. AND PARCEL 2: A POR OF LOT D, DESC AS: BEG AT THE SOUTHWEST COR OF SAID LOT D; TH S.89 DEG 56' 00" E, ALONG THE SOUTH LINE OF SAID LOT D, 200.00' TO THE POB; TH CONTINUING S.89 DEG 56' 00" E, 85.00'; TO A PNT 1115.00' WEST OF THE SOUTHEAST COR OF SAID LOT D; TH N 00 DEG 15' 47" E, 340.00'; TH N.89 DEG 56' 00" W, 285.00', TO THE WEST LINE OF SAID LOT D; TH S.00 DEG 15' 47" W, ALONG SAID WEST LINE, 40.00'; TH S.89 DEG 56' 00" E, 200.00'; TH S.00 DEG 15' 47" W, 300.00" TO THE POB.

2022 Market Value: \$ 103,786 (\$ 4,418 Land + \$ 99,368 Improvements)

2022 Assessed Value: \$ 9,860

The 2023 characteristics shown below may not be reflected in the values shown above.

Land		
Acres	Square Feet	Class
2.17	94,525	Residential - Improved Land - Single Family Residence
2.17	94,525	Total

Residential 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built	Sketch(s)	Photo(s)
Ranch 1 Story	1.0	1200	Frame Aluminum	Preformed Metal	1977	#1	#1 #2
1 bath with 3 fixtures							
Add On Tube Gates		4					
Add On Tube Gates		2					
Add On Conc Slab Flooring Adj - Low Qual Struc		1200					
Add On Concrete Slab Fair		192					

Out Building 2	Stories	Sq Ft	Exterior	Roof Cover	Year Built	Sketch(s)	Photo(s)
Farm Utility Building	1.0	1872	Metal Frame		1977	#1	#1

Parcel Number: 12288000400017

Mailing Address:
305 2ND ST NO 384
CARPENTER, WY 82054

Status: Current
Realware#: R0057369
Receipt: 11955

Levy District:
0230, RSD 2 FD#4 CW&SD

2021 Owner(s):
PARSONS, DEE V ET UX

2021 Values:

Market: \$97,890
Taxable: \$9,299

Vet Exempt: \$0

Net Taxable: \$9,299

2021 Taxes:

First Half: \$364.24 **Due:** 11/10/2021
Second Half: \$364.24 **Due:** 5/10/2022
Total: \$728.48

2021 Payments:

First Half: \$364.24
Second Half: \$364.24
Total: \$728.48

(May include penalty & interest)

Detail

Detail

2021 Legal Records:

Geo Code: 02-13623130101600

Property address: 305 2ND ST
Block: D
Legal: CARPENTER: PARCEL 1: A PLOT 300' X 200'
IN SOUTHWEST CORNER LOT D, DESC AS:
BEG AT SOUTHWEST COR OF LOT D; TH 200'
EAST; TH 300' NORTH; TH 200' WEST; TH
300' SOUTH TO SOUTHWEST COR AND THE POB,
LE (Cont.)

ASSUMPTIONS AND LIMITING CONDITIONS

Acceptance of and/or use of this appraisal report constitutes acceptance of the following assumptions and limiting conditions.

Possession of this report, or a copy thereof, does not carry with it the right of publication, and it may not be reproduced without written consent of the appraisers, and then only in its complete form.

This appraisal is meant to be used only in whole and not in part. The removal or loss of any portion of this report invalidates the entire appraisal.

Neither all, nor any part of the contents of this report, or copy thereof, shall be used for any purpose other than that stated or by anyone other than the client, without the previous written consent of the appraisers; nor shall it be conveyed by any means to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the authors, particularly as to the value conclusions and the identity of the appraisers.

This report has been made in conformance with the ethics and standards of practice as understood by the appraisers, as set forth by the Appraisal Institute and the Appraisal Foundation.

The value estimate in this appraisal is based on market conditions as of the dates of value and cannot be applied to other dates in the past or future.

Where the value of various components of the property are shown separately, the value of each is segregated only as an aid to better estimating the value of the whole; the independent value of the various components may, or may not, be the market value of the component.

No responsibility is assumed for matters which are of a legal nature. Fee Simple Title is assumed to be vested in the named owner. This appraisal does not include any title investigation and no warranty of title is expressed or implied.

The appraisers have inspected, insofar as possible, by observation, the land and improvements. However, it is not possible to personally observe conditions beneath the soil or hidden in the structure. Therefore, no representation is made herein as to these matters unless specifically considered in this report. It is assumed that there are no unapparent conditions of this property which would lend it more or less valuable.

Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraisers. Drawings and copies of photos in the report are intended as visual aids and should not be construed as engineering reports or surveys.

It is assumed that there is full compliance with all applicable federal, state, or local environmental regulations and laws unless noncompliance is stated, defined, or considered in this report.

It is assumed that all required licenses, consents, or other legislative or administrative authority from any local government, state government, national government, private entity or organization

have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted within the report. The legal description in this report is assumed to be correct, but the appraisers take no responsibility as to its correctness.

Comparable sale data is based on courthouse records, exterior visual inspection, and information provided by the person who verified the transaction. This information is believed to be accurate, however it is in no way warranted by the appraisers.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, gasoline, oil, urea-formaldehyde foam insulation, or other potentially hazardous materials, may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

Extraordinary Assumption:

This entire report is subject to these limiting conditions, and by the act of using or accepting this report, the client acknowledges that the client has read and agrees to such. The appraiser's responsibility is limited to the client. Use of the appraisal by third parties shall be at the risk of the client and/or third parties.

CERTIFICATE OF APPRAISERS

We hereby certify:

That we have personally inspected the property herein appraised and that the subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal.

That to the best of our knowledge and belief, the statements of fact contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That our compensation or engagement for this assignment are not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That we have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved and that we have not completed an appraisal, consultation, or an analysis of this property in the last three years.

That this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

That this appraisal report sets forth all of the assumptions and limiting conditions affecting the analysis, opinions, and conclusions contained in the report.

That no one provided significant professional assistance to the persons signing this report.

That the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

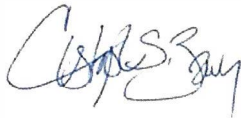
That we prepared this report in conformity with the appropriate state laws, regulations, policies, and procedures applicable to appraisal of right-of-way for such purposes, and that no portion of the value assigned to such property consists of non-compensable items under the established law of said state.

That we have not revealed the findings and results of this report to anyone other than the client, and will not reveal the information until duly authorized by said client, required to by due process of law, or released from this obligation by publicly testifying as to such findings. The exception to this confidentiality certification concerns that of the duly authorized representatives from the Wyoming State Board of Certified Real Estate Appraisers. If reviewed by said board, they must abide by the above stated confidentiality requirements.

That John Sherman and Christopher Brown are currently certified under The Appraisal Institute's continuing education program and state certified as a General Appraisers. That Tracy Page is currently certified as a Residential Appraiser. That our opinion of the damages as of the 8th of September 2022, is as stated in the letter of transmittal, based upon our independent appraisal and the exercise of our professional judgment.



John R. Sherman, MAI
State Certified General #27
(May 3, 2023)



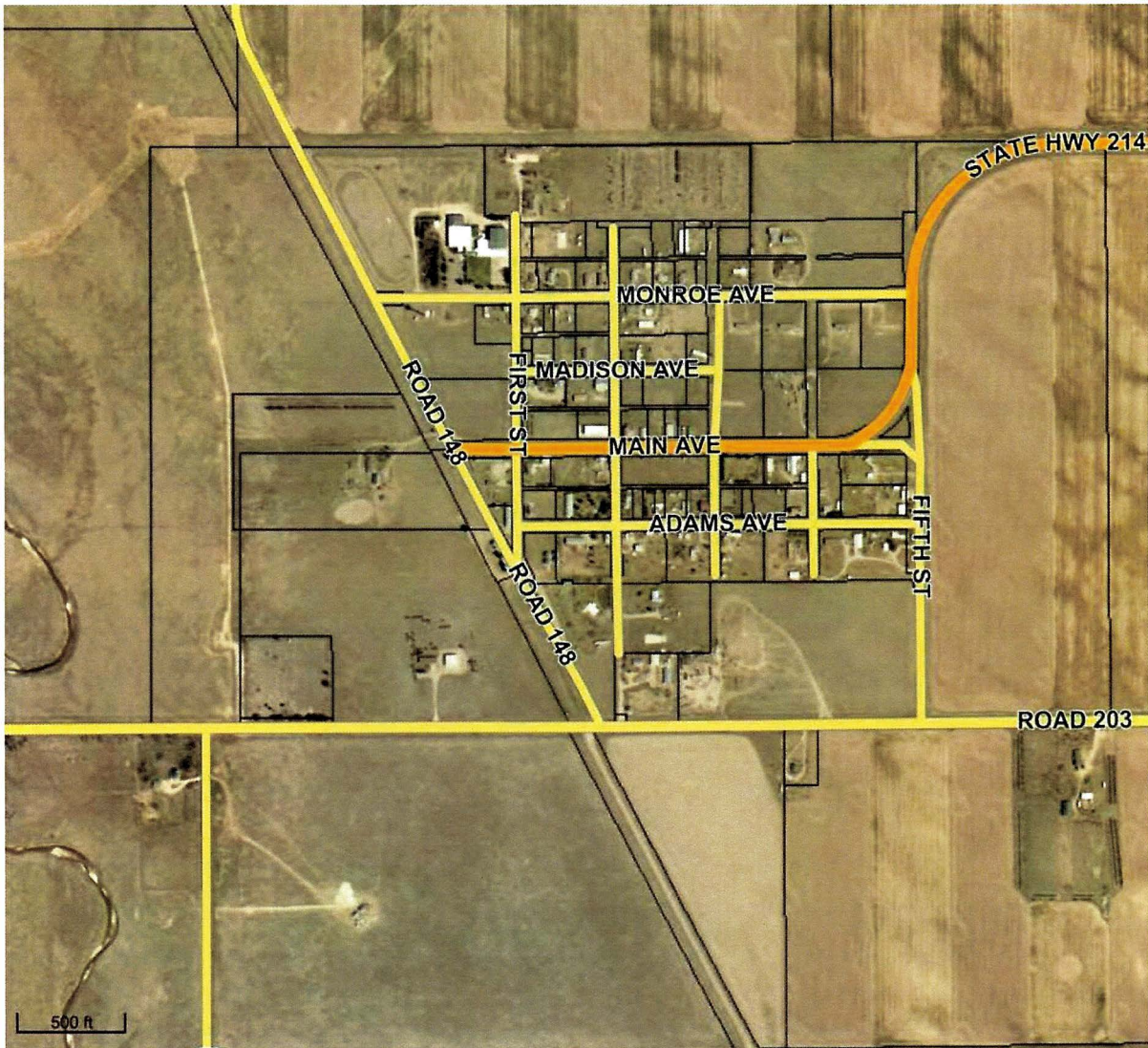
Christopher Brown
State Certified General #321
(July 17, 2024)



Tracy Page
State Certified Residential #844
(Aug. 4, 2023)

SECTION TWO
FACTUAL DESCRIPTION

LOCATION ANALYSIS

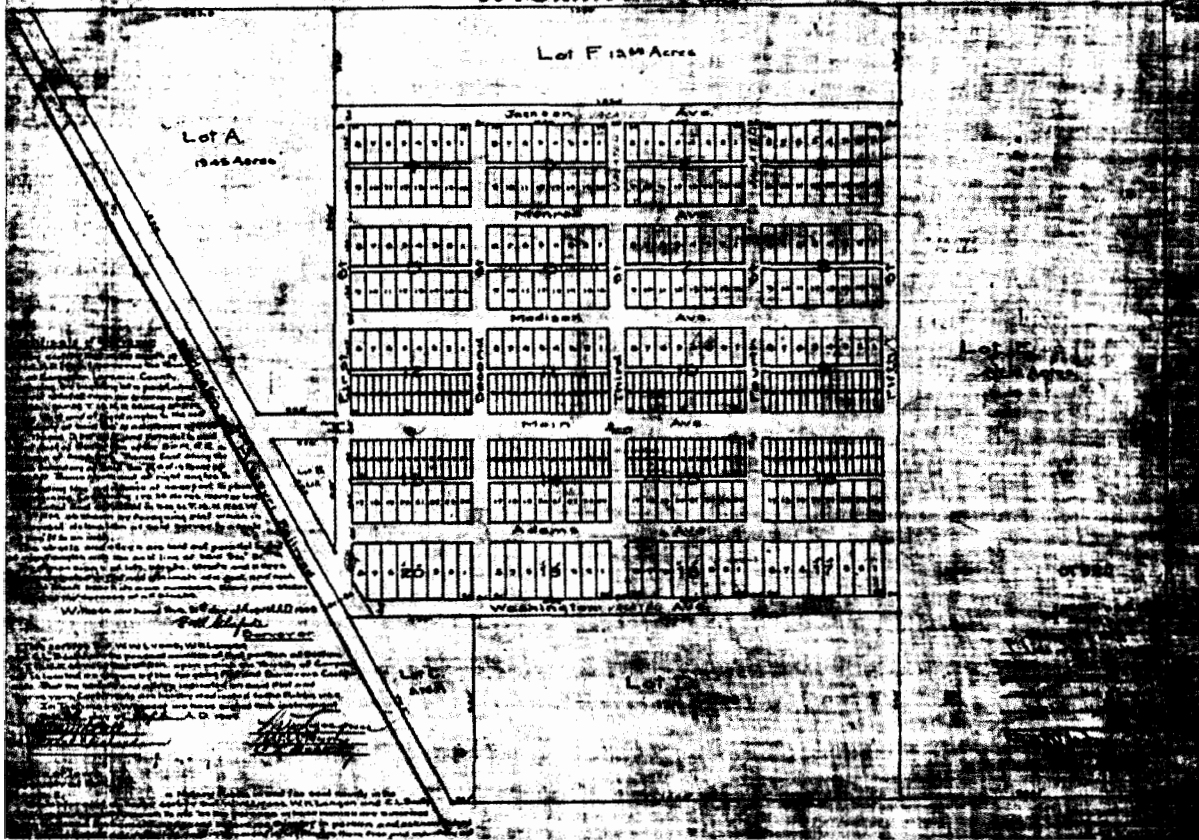


The location considered in this report is the unincorporated town of Carpenter and the immediate area around the town. This town is located near the southeast corner of Laramie County. The Town was platted in 1909 but has never reached the status of a municipality and is therefore a portion of unincorporated Laramie County. Based upon the 2020 census the population is 93 and growth has been flat over the years. The town is surrounded by pasture land, and wheatfields with some rural residential homesites in the 10 – 40 acre size range scattered throughout the area. There is an elementary school in Carpenter serving grades K-6. There is a post office and volunteer fire station. Most of the interior streets are gravel with Main Street paved and being the southern end of State Highway 214. The streets are maintained by Laramie County.

CARPENTER

LARAMIE COUNTY

WYOMING



The lots vary greatly in size from 3,300sf to over 50 acres. Most of the larger lots have been divided into smaller tracts and the smaller lots have been included with other lots to form larger tracts. Residential improvements vary from single wide trailers to site-built stick homes. Several homesites include out buildings and horses are kept on some of the larger lots in the subdivision. Carpenter has a Water District which services 38 taps in Carpenter.

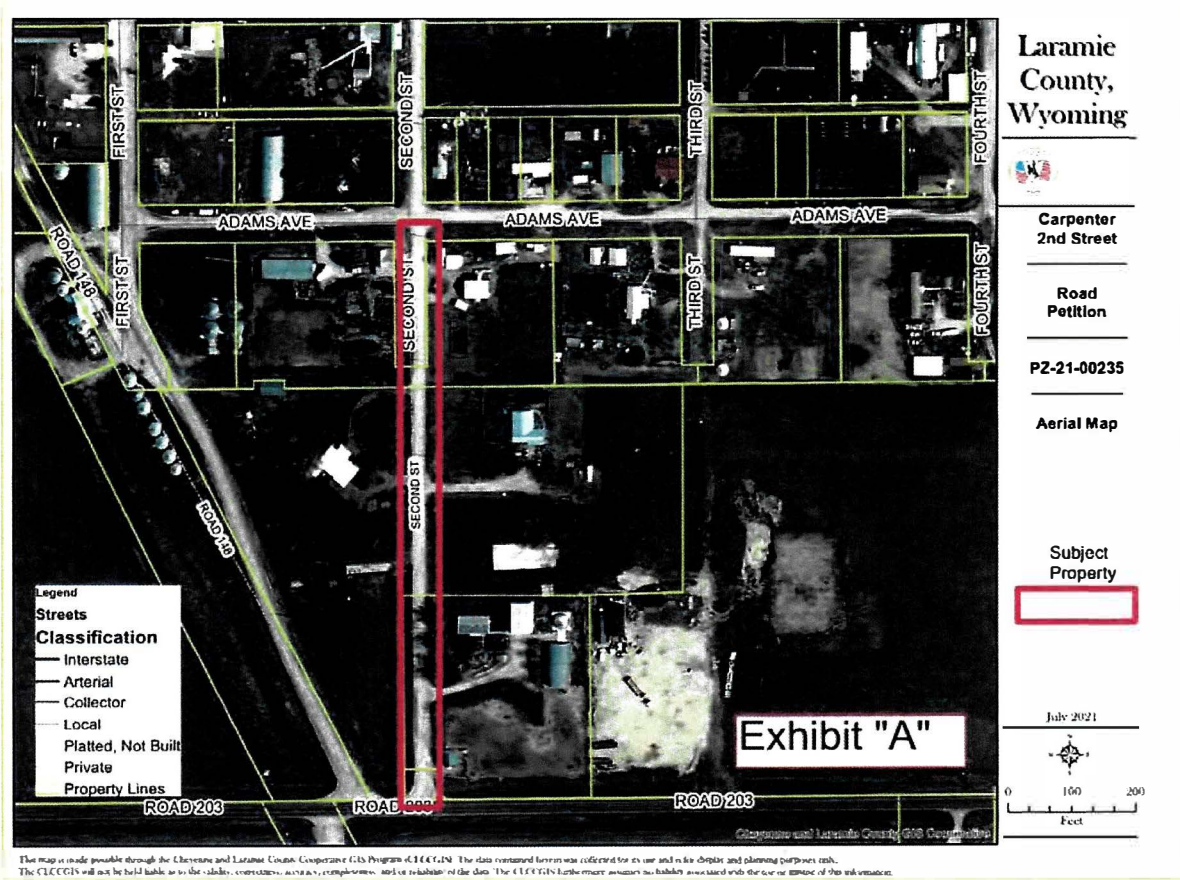


The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI) as indicated on the map above. Rural residential uses are primarily anticipated in these areas. The town is located outside of the Plan Cheyenne and zoned boundaries.

There are active rural residential subdivisions in the general area outside of Carpenter. There have been very few transactions in the town itself. The most recent residential sale showing in the Multi-list system is 335 1st Street which is a 1,360sf home built in 1918 on a 13,200sf site that sold for \$155,000 in February of 2022. There is a house on Adams that sold for \$130,000 in 2008 and re-sold in 2017 for \$165,000. This indicates an upward trend in real estate values. However, with the few sales in the town itself it is difficult to determine trends.

In summary, the area is rural in nature with pasture and wheatfields making up the vast majority of land uses. Carpenter is a small unincorporated town with virtually no services other than a small water district, a volunteer fire station, a post office and an elementary school. Land use in the town involves mainly single-family residential improvements ranging in type on sites of various sizes.

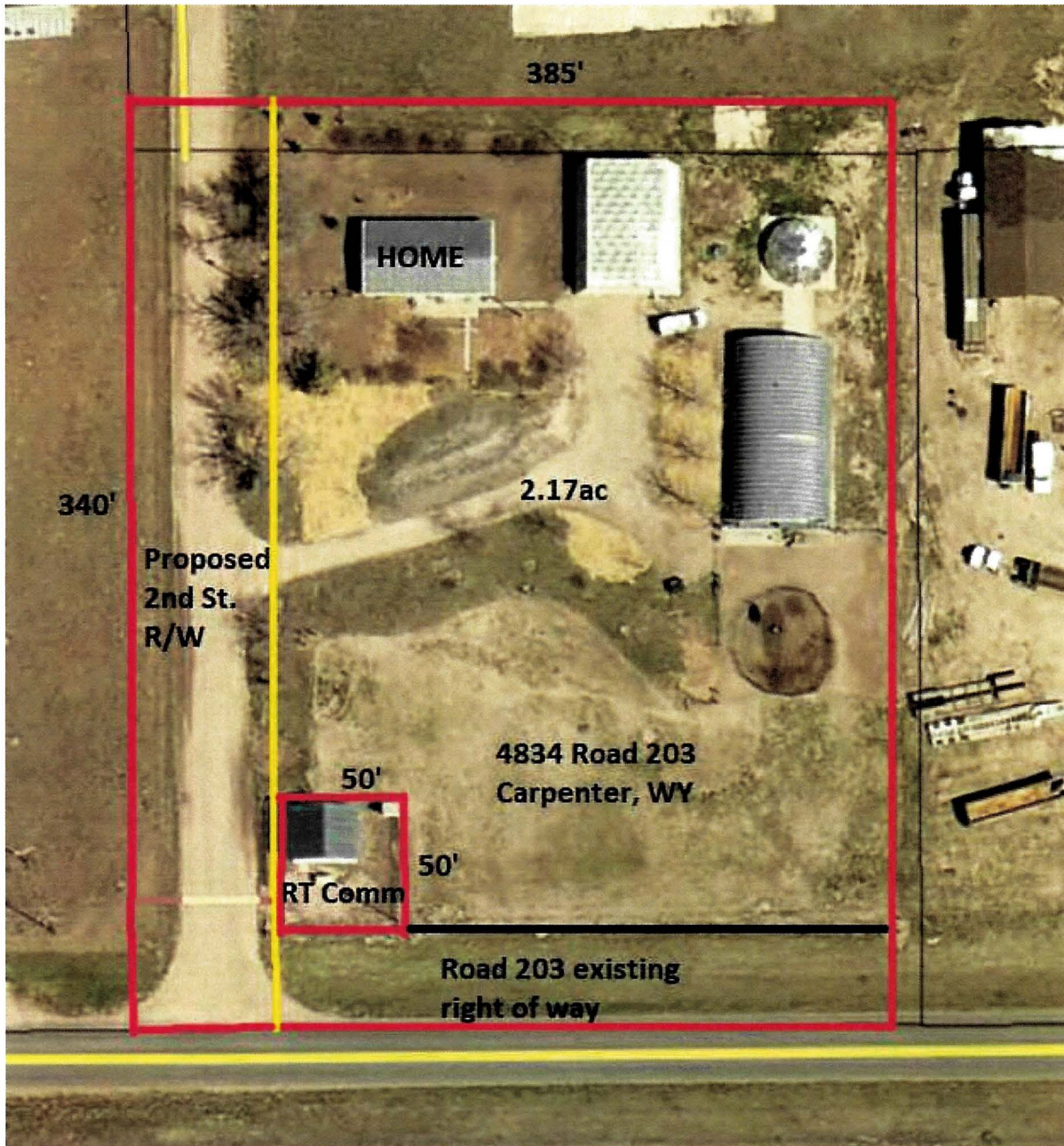
PROJECT DESCRIPTION



The project involves the county establishment of Second Street in Carpenter from the relinquished Washington Avenue to Road 203. This area has been used as a road for several years prior to the County discovering the portion of Second Street south of Washington Avenue had never been platted or established as a public road. There has been public support to have the road maintained by the County thus, the process of establishing this area as a county road has progressed. The proposed right of way impacts four landowners in the area. Two of those landowners have requested payment for damages caused by the road. One of those landowner's property is the subject of this report.



DESCRIPTION OF THE SUBJECT



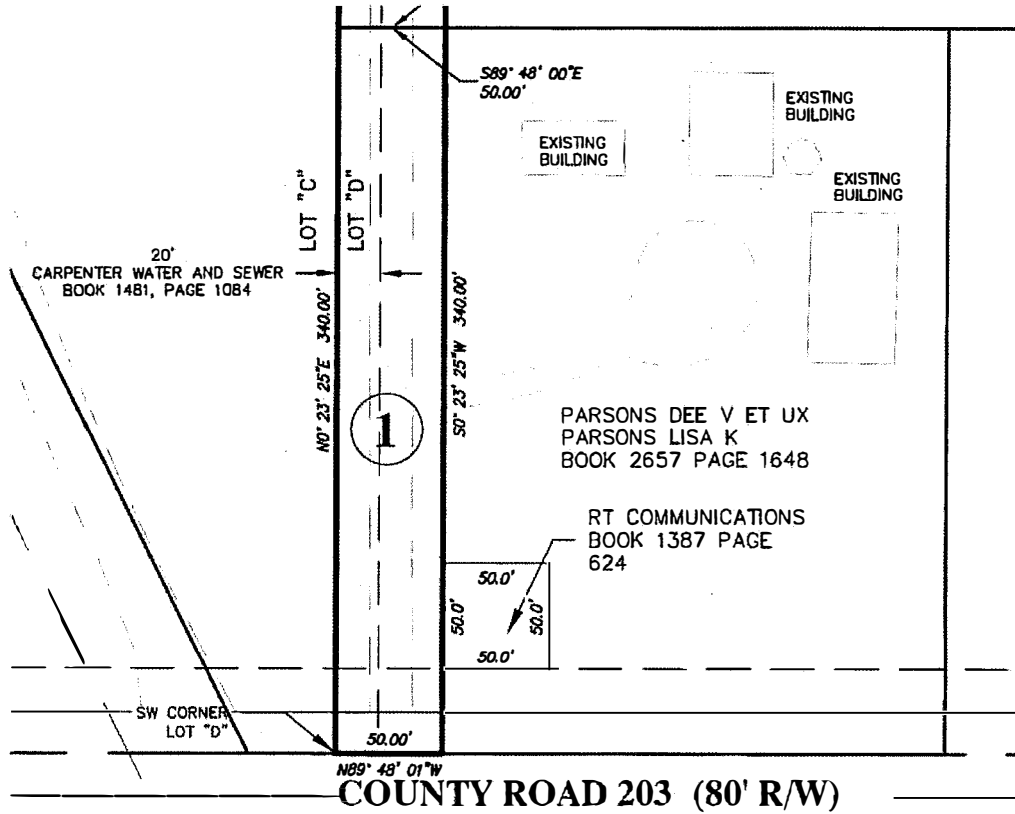
The subject is comprised of a 2.17+/- acre parcel which, is generally level. The site has legal access from an approach off of Road 203. There is a 40'+/- wide easement across the south property line of the subject as part of the 80' wide county road right of way. There are buried telephone, gas and water lines running down the west property line of the subject. The site is improved with a 1,200sf home built in 1977 which is approximately 36' from the proposed Second Street right of way. There is also, a 1,872sf farm building built in 1977, a 2,720sf Quonset building built in 1980 and a 441sf greenhouse built in 2017 along with fencing as well as landscaping. The property has access to Carpenter's public water system and has a well. The west fence is about 1 foot inside of

the proposed right-of-way. This fence extends over 300 feet. It has a railroad tie at each corner, 19 t-posts in between, and 2 strands of barbed wire.

The property has a large dirt berm south of the house, older shrubs, and trees with one tree in the proposed right of way. The site improvements include an older lawn, gravel driveway and fenced area for animals. The property supports city water and natural gas with a private well.

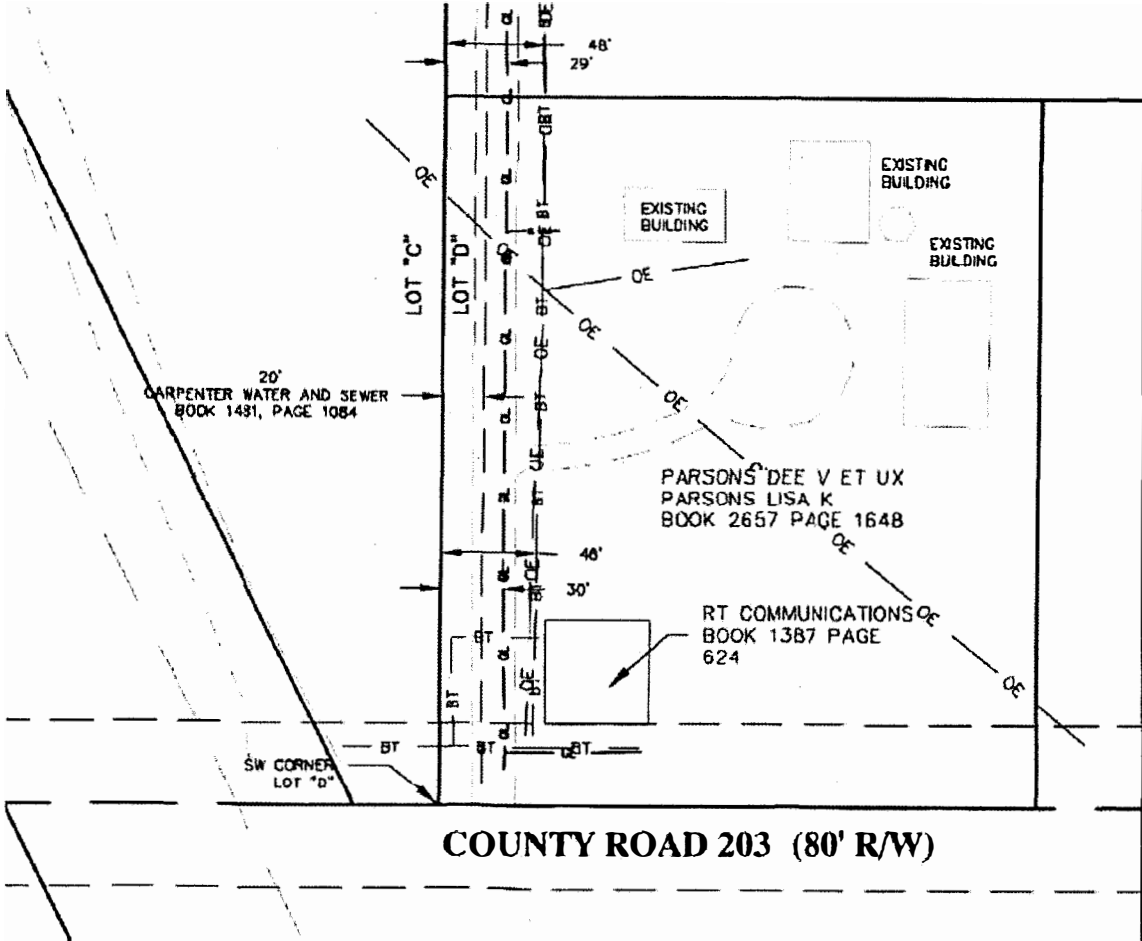
A 50' x 50' parcel owned by RT communications is located 50' east of the west property line and adjacent to the county road easement. The RTcom.net building is located on this tract and supports a 10 ft chain link with wire fencing. Parson's horse fence is adjacent to the RT Communications site. The Rtcom.net building provides phone and internet. It is a loop between Burns, Carpenter, and Pine Bluffs. This building provides phone and internet for homes within about a 10-mile radius.

DESCRIPTION OF THE PROPOSED RIGHT OF WAY

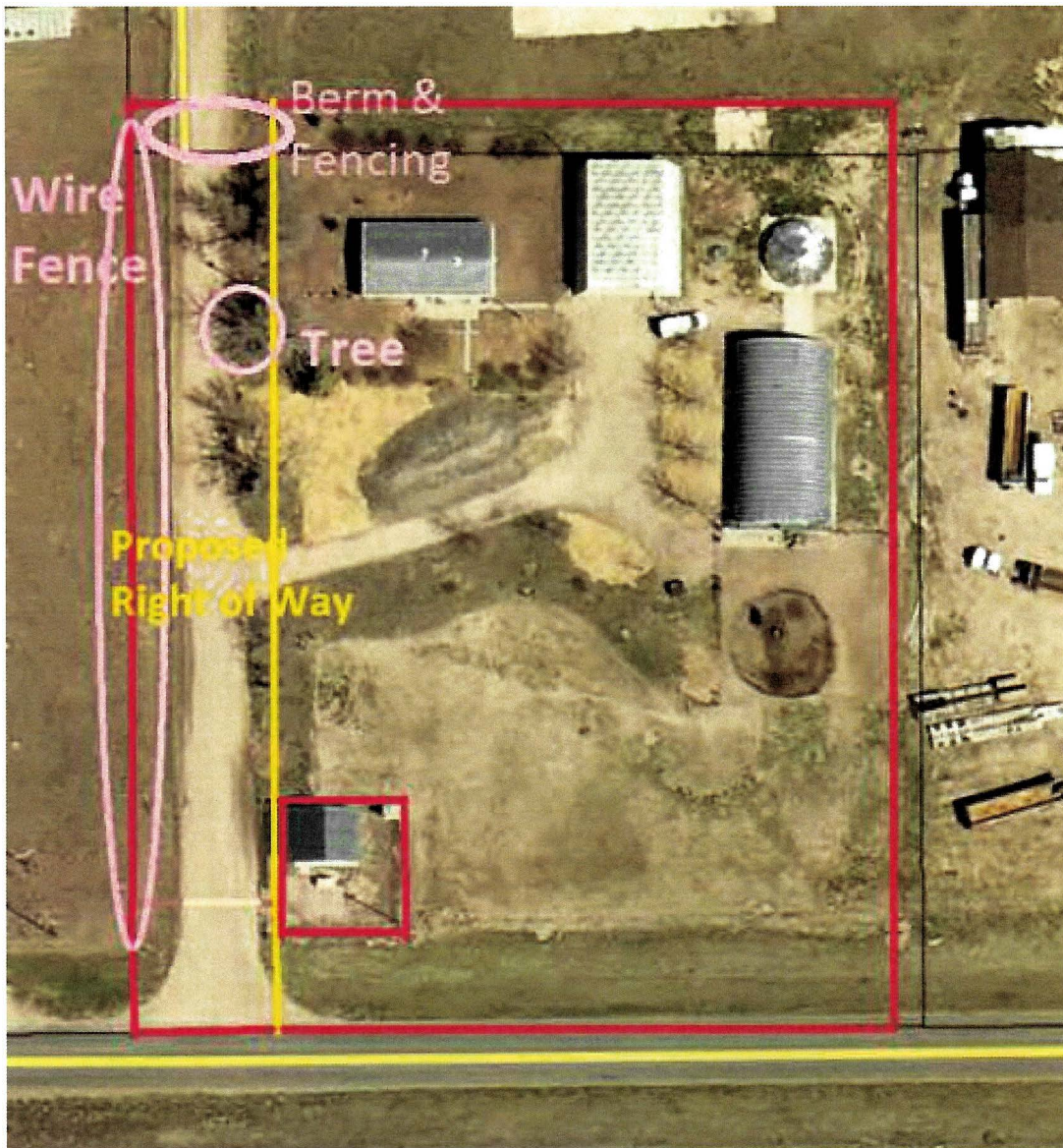


A tract of land situated in Lot D, Town of Carpenter, Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Southwest Corner of Lot "D", thence N0°23'25"E, along the West line of Lot D, a distance of 340.00 feet to the North line of Book 2657, Page 1648; thence S89°48'00"E, along said North line a distance of 50.00 feet; thence S0°23'25"W, a distance of 340.00 feet to the South line of Lot D; thence N89°48'01"W, a distance of 50.00 feet to the point of beginning. Containing 0.39 acres (17,000 sq.ft) more or less and subject to easements, covenants, or restrictions of record.



The exhibit above indicates the surveyed location of the buried lines in or near the proposed right-of-way. These include a gas line, buried telephone line and overhead power line. There is also a water line buried along this corridor.



The exhibit above indicates the location of landscaping and fence within the proposed right of way. The wire fence on the west and one of the trees on the east side of the proposed right of way are inside the stakes delineating the proposed right of way boundary. As per Molly Bennet the County will allow the wire fencing to remain in place, however, the County will not maintain this fencing. The berm and fencing were installed by the owner to block access. This berm and fencing along with the tree will be treated as cost to cure items.



Tree located in the proposed right-of-way



Wire fence inside the proposed right-of-way



Dirt berm and fencing installed by owner



Proposed west right of way

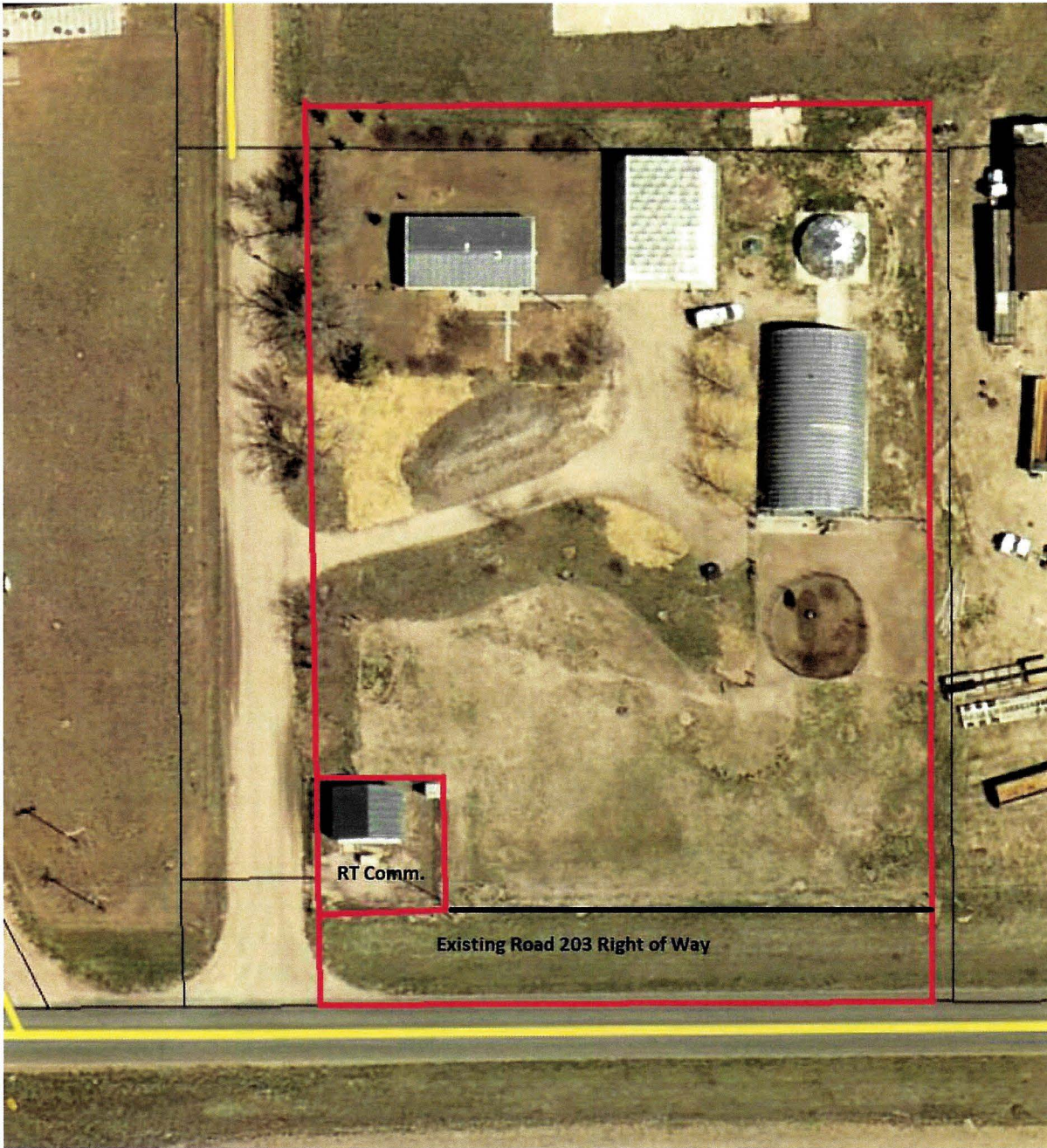


Proposed right-of-way



Home near proposed right-of-way

DESCRIPTION OF THE SUBJECT AFTER THE ACQUISITION



The Second Street right of way will reduce the size of the lot to approximately 1.78 acres in size.

SECTION THREE
ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

"HIGHEST AND BEST USE" is typically defined as:

"The reasonably probable and legal use of land or sites as though vacant found to be physically possible, appropriately supported, financially feasible, and which results in highest land value." (The Dictionary of Real Estate Appraisal A.I.R.E.A. page 152)"

AS IF VACANT

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use of the land as if vacant may be determined to be different than that of the land as improved. As this report is of the site only the land is considered as if vacant. The highest and best use must meet four criteria. It must be: 1. Physically possible; 2. Legally permissible; 3. Financially feasible; 4. Give the highest rate of return. A financial analysis of the highest and best use of the site as vacant will not be completed in this report. A logical analysis of the neighborhood will be discussed.

Physically Possible:

The subject is comprised of a 2.17+/- acre site located within a small town with public water system and houses of different sizes and types on sites having a significant range in size. The subject site does not have exposure to high volumes of traffic that would support a commercial use. Physically the site is best suited for a rural residential home site.

Legally Permissible:

The legal or permissible use of a site is typically determined by public restrictions such as zoning classifications, and/or private restrictions such as protective covenants or deed restrictions. There is no zoning, however, The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The site is surrounded by sites improved with single family homes. The most likely legally permissive use is rural residential.

Financially Feasible and Highest Return:

Given that the physically possible and the legally permissible possibility is most likely a single-family homesite, the question becomes whether that use is feasible. Based on the current improvements on the subject and the market demand for rural residential sites, it is clear that a rural residential site is feasible and produces the highest return of the possible uses for the site. Therefore, the highest and best use is a rural residential homesite.

ESTIMATED VALUE OF THE SUBJECT BEFORE THE ACQUISITION

The Sales Comparison Approach is used to estimate the value of the land before the acquisition. As per the highest and best use analysis, it was determined that its highest and best use is a rural residential site. The larger parcel considered in this analysis is the 2.17+/- acre site.

Sale Selection

Many land sales were considered from within the subject neighborhood.

No recent land sales in Carpenter

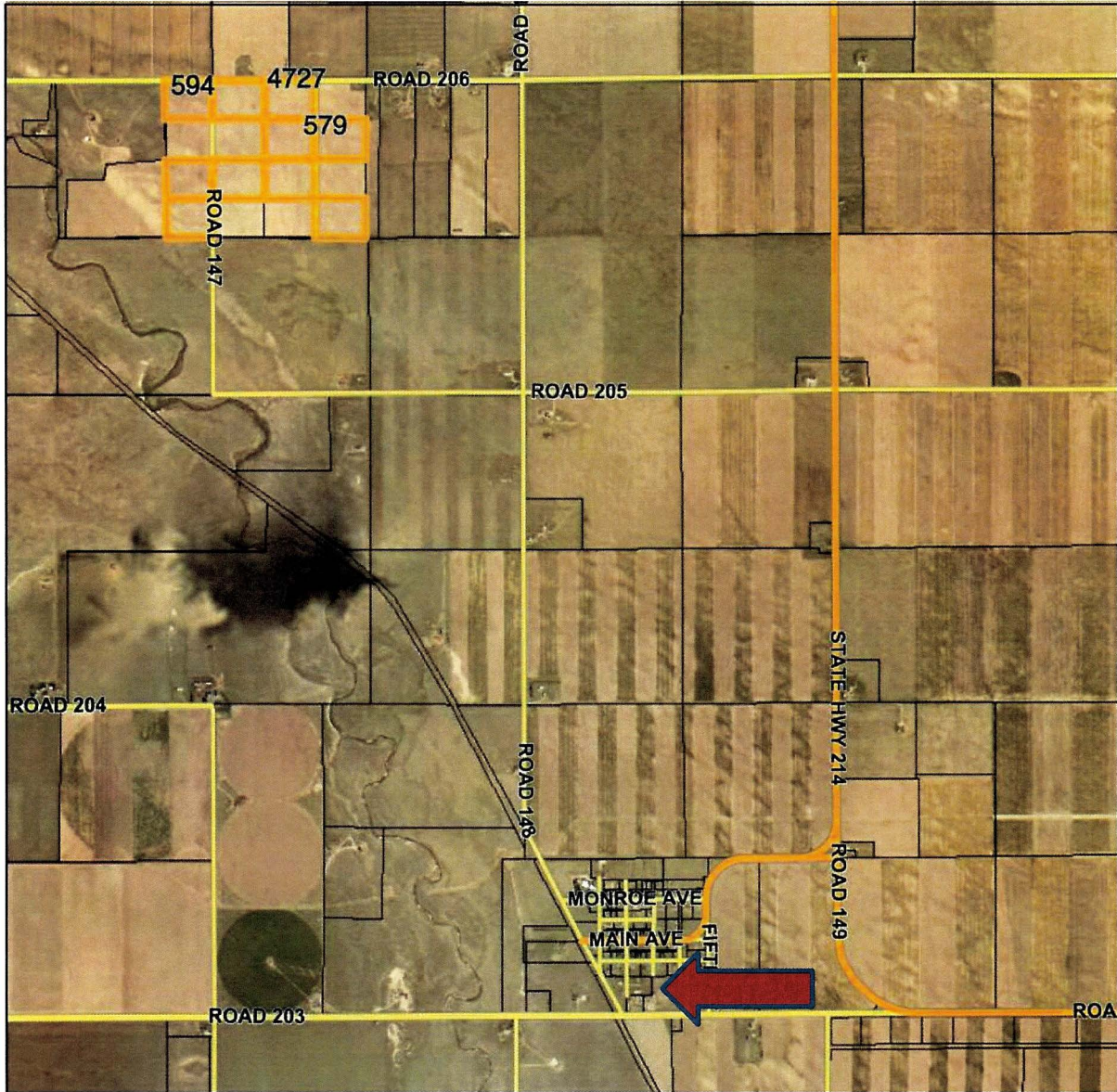
There are no recent land sales in Carpenter. The last vacant land sale through MLS in Carpenter was the sale of 10 acres that sold for \$26,500 in July 2012. This sale consisted of most of Blocks 7, 8, 9 and 10, which has been recorded as more than 64 lots. These four blocks are between Main Street on the south and Monroe Avenue on the north, and Third Street on the west and Fifth Street on the east. MLS #48935 shows that these 10 acres sold for \$26,500. Because this sale occurred more than 10 years ago, it has not been selected as an indicator of value.

Cross Tie Ranches

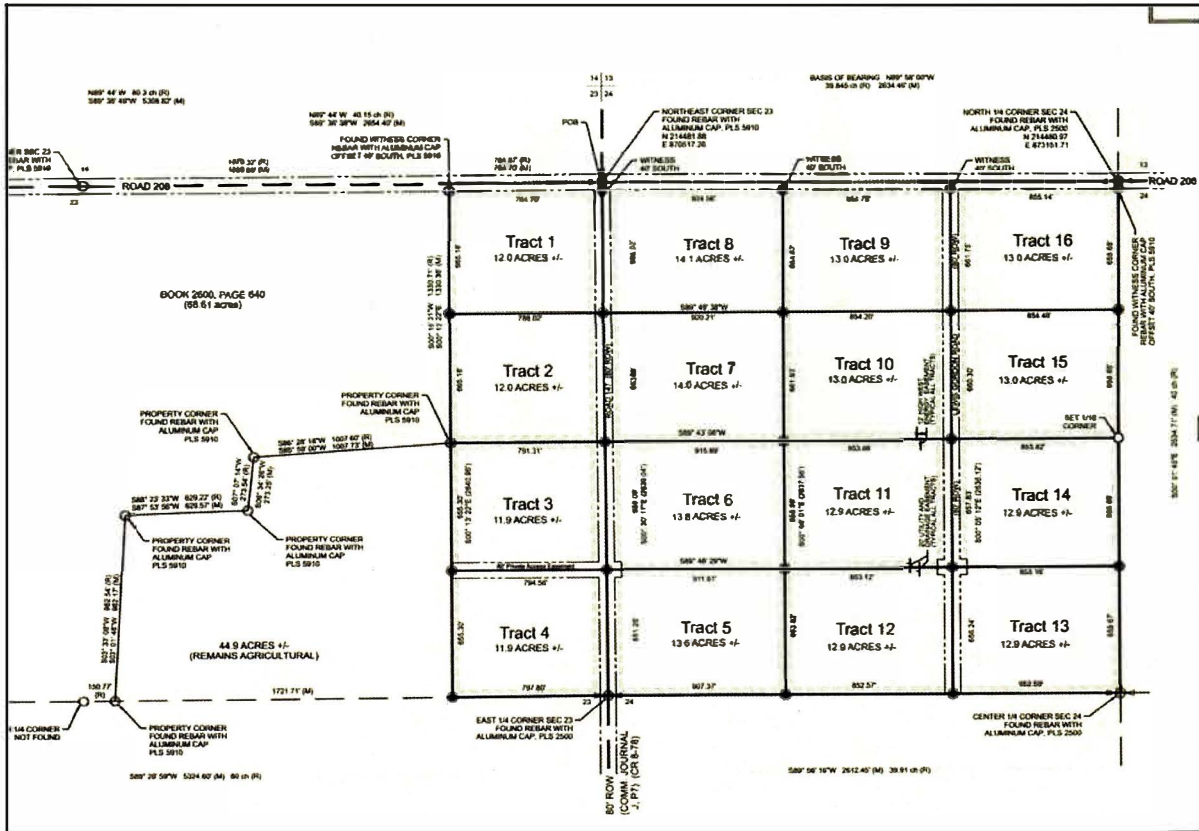
In selecting sales, priority has been given for proximity to the subject and sale date. With these factors in mind, there is a new subdivision called Cross Tie Ranches that has 10 recent sales. These sales are all very current as they all occurred in 2022. These sales are located about 3 miles northwest of the subject property. These land sales are closer to the subject in proximity than any other recent, vacant land sales.

Comparable Land Sales					
Cross Tie Ranches					
Tract #	MLS #	Sale Date	Sale Price	Size Acres	Comments
1	MLS # 83958	1/ 14/ 22	\$114,000	12.00	Well already drilled
3	MLS # 83960	4/ 11/ 22	\$97,500	11.90	
4	MLS # 83961	3/ 21/ 22	\$95,000	11.90	
6	MLS # 84635	4/ 29/ 22	\$104,000	13.80	
8	MLS # 84637	3/ 4/ 22	\$105,000	14.10	
9	MLS # 84638	5/ 3/ 22	\$99,000	13.00	
10	MLS # 84639	7/ 28/ 22	\$97,000	13.00	
11	MLS # 85418	4/ 9/ 22	\$99,500	12.90	
13	MLS # 84981	6/ 1/ 22	\$99,000	12.90	
15	MLS # 84982	4/ 1/ 22	\$95,000	13.00	
Average Tracts 3-15			\$99,000	12.94	

CROSS TIE RANCHES



CROSS TIE RANCHES



Size Adjustment

These sales all range between 11.90 and 14.10 acres in size and are much larger than the subject site. However, there are no recent land sales that are similar to the subject in size. Therefore, the selected comparable land sales need to be adjusted substantially downward for size.

No Listings Included

Because there are 10 recent sales, there was no need to include any listings as comparables.

Municipal water

The subject site is connected to Carpenter’s municipal water system. This is a positive factor. All of the comparable sales need to be adjusted upward for lack of proximity to a municipal water system. The comparable sales have no municipal water source and will need to have a private well drilled. Tract 1 had a well already drilled when it sold. The well was just over 500 feet deep and was pumping almost 25 gallons per minute when it was tested. This tract sold for \$114,000. The other 9 tracts sold for an average of \$99,000, suggesting a value for the well of about \$15,000.

Proximity to Paved Access

The selected comparable sales are about 2 miles from a paved road, Highway 214. The subject is very close to paved access. The comparable sales should be adjusted upward for proximity to paved access.

4384 Road 203, Carpenter

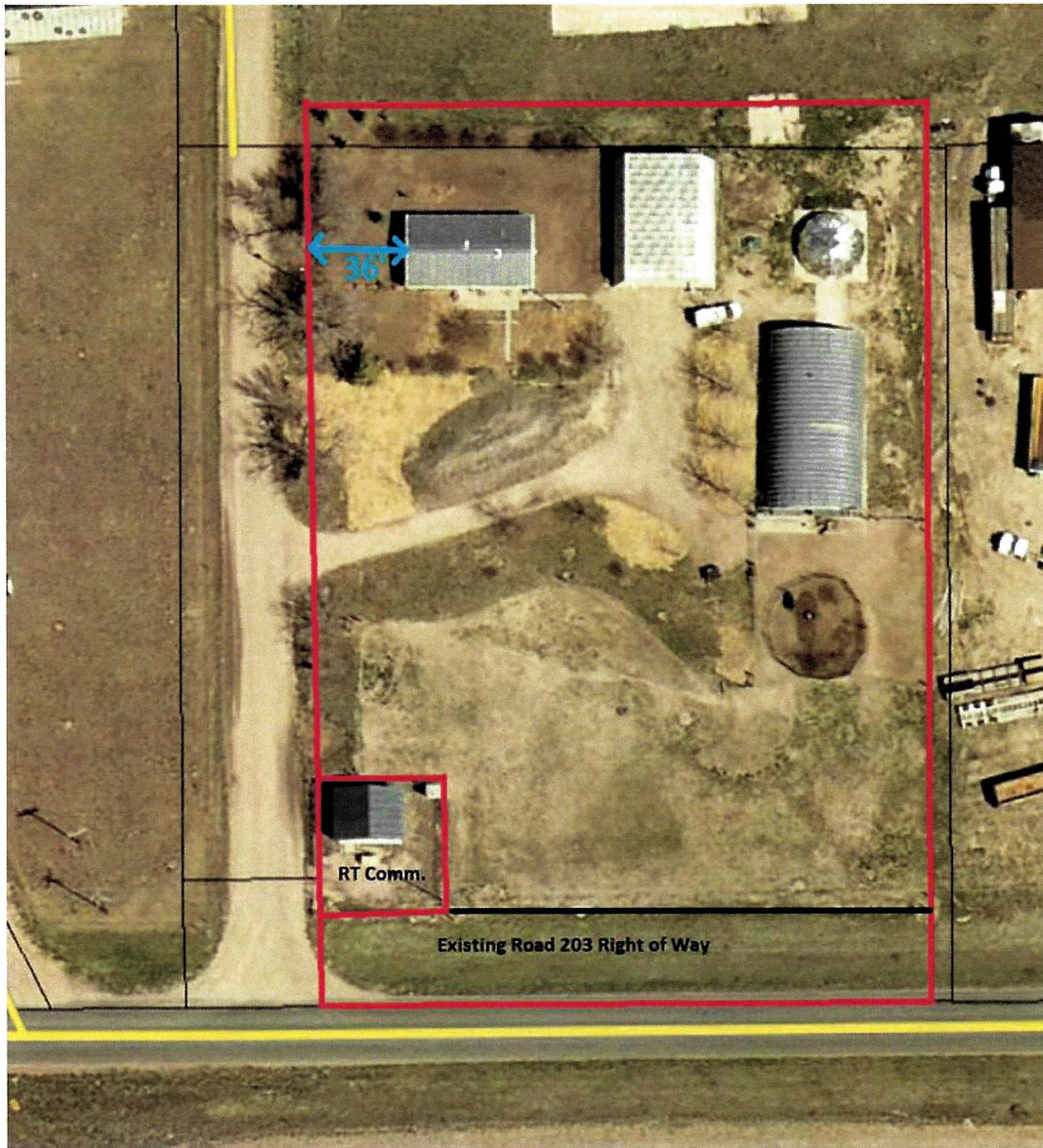
Parsons

- This site totals 2.17 acres.
- The site is connected to municipal water.
- The comparable sales in Cross Tie Ranches need to be adjusted upward for lack of connection to municipal water.
- The comparable sales in Cross Tie Ranches need substantial downward adjustment for size. The sales in Cross Tie Ranches are about 6 times larger than the subject.
- The sales need to be adjusted upward for proximity to paved access.
- After considering the selected comparable land sales, the value of the subject land is estimated at $\$75,000 / 2.17 \text{ acres} / 43,560 = \0.80 per square foot.

ESTIMATED VALUE OF THE SUBJECT AFTER THE ACQUISITION

At this point in the analysis a value of the subject property with the right of way for Second Street in place, or after the acquisition of the right of way, is estimated. The best and most reliable method to estimate the "after" value of the subject would be to locate comparable sales similar to the subject in the after condition. That would be sales similar to the comparables used to support the subject's value before the acquisition, only with a street in a 50' wide right of way running along the west boundary of the property. This would be particularly difficult, as there are a limited number of comparables available in the market and they are already much larger than the subject. The challenge is in locating similar sales with only the slightly smaller site and Second Street access as a difference. This is simply not possible in this market. Therefore, overall price per square foot is considered. As discussed in the analysis of the value of the subject property before the acquisition, a value of \$75,000 of \$0.80 per square foot is estimated. The subject site will be reduced to a total size of $(2.17 - (340 \times 50))$ 1.78+/- acres. $1.78 \times 43,560 \times \$0.80\text{sf} = \$62,029$.

PHOTOGRAPH OF THE HOME IN RELATIONSHIP TO THE PROPOSED RIGHT OF WAY
PHOTOGRAPH FROM ASSESSOR'S WEB SITE



In the photograph above it is clear that the home and the buildings are an adequate distance from the proposed right of way. The home is over 30' from the west property line. The setback requirements in the county are 25' for the front and 15' for the side yard of a corner lot. The appraisers found that it was not uncommon for homes to be close to the road when other homes in the subject area were observed.



4831 Adams is just north of the subject at the corner of Adams and Second Street. As can be seen in the aerial photograph, the home is very near or on the west right-of-way line for Second Street.





The home at 4824 Monroe is set back approximately 20' from Monroe Avenue.



Additional homes in the area were found to be constructed close to adjoining streets. Also, the subject has been occupied for several years and transferred ownership with the belief that Second Street was in fact in place. This indicates that the value of the home would not be impacted by the reduction in distance between the home and the Second Street right of way. Also, it is determined that a street along the west property line would not impact the value of the remaining lot.

Therefore, the value of the subject property after the acquisition of the proposed right of way for Second Street is estimated to be \$62,029.

Cost to Cure Items:

The tree and the berm with fencing are small items which would not show up in a before and after analysis. However, the owner did install the gates/fencing and berm along the north property line, at significant cost, to block traffic from using Second Street when she was told that Second Street was not a public road. These will be removed when the street is reopened. Also, the tree is in her yard and is in the proposed Second Street right of way. The estimated cost to replace the tree is \$500 and the owner indicated the installation of the gates, fencing and berm cost approximately \$5,000. Therefore, the cost to cure these items is added to the reduction in value caused by the acquisition of the proposed Second Street right of way.

ESTIMATED VALUE OF THE DAMAGES

One approach to value was used in this analysis. The value estimates are indicated below:

Market value of the site before \$75,000	Market value of the site after \$62,029
----------------------------------------------------	---------------------------------------------------

The value supported by the before and after analysis is \$75,000 - \$62,029 or \$12,971. The total of the cost to cure items is \$5,500 indicating a total estimated damage of **\$18,471**

ADDENDUM

CHRISTOPHER S. BROWN, MAI

EMPLOYMENT:

Appraisals Inc. February 2004 to Present
7915 Braehill Road, Cheyenne, WY 82009
Mobile Phone: #307-286-8980; chris@appraisewyoming.com
Brown Appraisal Services; partner from May 1995 to February 2004
Real Property Analysts in Fresno, California; commercial real estate appraiser from 8/90-4/95

PROFESSIONAL ORGANIZATIONS:

MAI, Appraisal Institute from February 1997 until present.

CERTIFICATION:

Wyoming State Certified General Real Estate Appraiser #321 - Expiration date July 17, 2024.

EDUCATION:

Bachelor of Science Degree/Business Finance - Brigham Young University - Provo, Utah, 1987.

Appraisal Education:

	<u>Course Hours</u>
Course 8-1: Appraisal Principles -- 6/16/90	38
Course 8-2: Residential Valuation -- 6/23/90	39
Standards of Professional Practice - Part A -- 3/12/91	15
Standards of Professional Practice - Part B -- 3/14/91	15
Course 120 - Appraisal Procedures -- 9/18/93	3
Course 310 - Basic Income Capitalization -- 11/20/93	39
Course 510 - Advanced Income Capitalization -- 3/26/94	40
Course 540 - Report Writing and Valuation Analysis -- 5/13/95	40
Course 550 - Advanced Applications -- 6/17/95	40
Demonstration Report Writing Seminar -- 1/14/96	14
Comprehensive Appraisal Workshop -- 7/26/96	21
Alternative Residential Reporting Forms - 9/12/97	7
Eminent Domain - Condemnation Appraising - 12/4/97	7
Litigation Skills for the Appraiser - 1/30/98	7
The Internet and the Appraiser - 5/8/98	7
Standards of Professional Practice, Part A (USPAP) - 6/4/98	16
Young Advisory Council/Leadership Development (3/19/99)	9
Loss Prevention Seminar (9/10/98)	4
Appraisal Review, Residential (9/11/98)	7
Cost Approach Seminar (11/13/98)	8
Appraising Manufactured Housing (1/29/99)	7
FHA and the Appraisal Process (8/10/99)	7
Partial Interest Valuation, Undivided (9/24/99)	7
USPAP A & B (11/1/99)	23
USPAP (1/15/03)	16

USPAP (1/28/04)	7
Factors Affecting the Real Estate Transaction (2/19/04)	8
Analyzing Distressed Real Estate (7/15/04)	4
Online Small Hotel/Motel Valuation (7/15/04)	7
USPAP 2005 (5/30/06)	7
USPAP 2006 (5/11/06)	7
Evaluating Commercial Construction (3/13/07)	16
Analyzing Operating Expenses (6/7/07)	7
Business Practices and Ethics (6/14/07)	8
USPAP 2008 (1/15/08)	7
USPAP 2009 (1/14/09)	7
Rates and Ratios, GIM's, OARs, and DCF (5/5/09)	7
USPAP 2010 (1/12/10)	7
Appraisal Standards for Federal Land Acquisitions (2/27/10)	16
Business Practices and Ethics (6/24/10)	5
Understanding the Appraiser's Methods (5/20/11)	4
Law of Easements and Eminent Domain (11/18/11)	6
USPAP (1/12/12)	7
Fundamentals of Separating Real, Personal Property and Intangible Business Assets (3/9/12)	15
Minerals Appraisal Seminar (9/13/13)	8
USPAP (1/9/2014)	7
Subdivision Valuation (6/28/14)	7
Business Practices and Ethics (7/4/14)	7
Discounted Cash Flow Model (7/4/14)	5
Supervisor-Trainee Course (9/9/15)	4
USPAP (1/12/2016)	7
Advanced Spreadsheet Modeling (1/14/16)	14
Wyoming Water Rights 101 (12/8/16)	4
USPAP (7/15/20)	7
Appraisal of Fast Food Facilities (8/17/20)	7
Appraisal of Self-Storage Facilities (8/19/20)	7
Appraisal of Industrial Incubators (8/26/20)	7
USPAP (5/20/22)	7
Introduction to Green Buildings (6/17/22)	7
Subdivision Valuation (6/23/22)	7
Small Hotel / Motel Valuation (6/27/22)	7



License Number 321

NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 07/18/2022
Expires: 07/17/2024

Christopher S. Brown

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

Appraisals, Inc
7915 Braehill Rd
Cheyenne WY 82009

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

A handwritten signature in blue ink that reads "Rebecca J. Zisch".

Rebecca J. Zisch, Executive Director



WYOMING REAL ESTATE
COMMISSION & CERTIFIED APPRAISER BOARD

License Number 321

NON TRANSFERABLE

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Rebecca J. Zisch, Executive Director



JOHN SHERMAN, SRA, MAI
1422 West 32nd Street, Cheyenne, WY 82001
307-631-1771, johnshermanllc@gmail.com

Executive Profile

Mr. Sherman is a Real Estate Appraiser and Consultant with extensive expertise in estimating damages through the use of before and after appraisals, who strives to develop opinions of value that are well supported by sound appraisal theory and techniques, as well as legal statute and legal precedent. He holds the SRA and MAI designations from the Appraisal Institute and a Wyoming Certified Real Estate General Appraisal Certification, and served as Chairman of the Wyoming Certified Real Estate Appraisal Board 2013 - 2016.

Skill Highlights

- Oral and written communication
- Understanding complex legal issues and requirements
- Understanding the data required to support value opinions
- Applying theory, technical expertise and legal requirements to real world situations
- Developing and supporting an opinion of value under strict legal requirements

Core Accomplishments

Have extensive experience developing appraisals and reviewing appraisals that estimate various types of damages usually involving the before and after analysis. Clients involving damage estimates include the Wyoming Department of Transportation, title companies as well as attorneys. Have experience with appraisals of commercial property for several clients including US Bank, ANB Bank, Wells Fargo Bank, First Interstate Bank, Cheyenne State Bank, Pinnacle Bank, US Forest Service, GSA, as well as other banks and government agencies. Have also completed market studies and appraisals for Thunder Creek, Saddle Butte, OneOk, TransWest Express, Black Hills Energy, and Tri-State Generation and Transmission for pipelines and transmission lines.

After a Governor appointment to the Wyoming Real Estate Appraisal Board worked as Chairman (2013 -2016) to direct the duties of the board which included investigating complaints against Wyoming Certified Appraisers.

Led the Right of Way Program of the Wyoming Department of Transportation for over ten years as the Right of Way Administrator, while the program acquired property from 200 - 500 landowners per year, and maintained one of the lowest condemnation rates in the country.

While the Chairman of the Appraisal Review Technical Council of the American Association of State Transportation Officials (AASHTO), successfully influenced the Appraisal Foundation to reconsider changes to USPAP that would have required disclosure of draft appraisal reports.

Worked with a coalition of individuals representing landowner groups, the petroleum industry, the power industry, and the rail industry in the legislature in an attempt to minimize the 2007 changes to Wyoming's Eminent Domain Act.

Professional Experience

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| John R. Sherman, LLC
Owner
Appraise commercial real estate and right of way projects and provide consulting services regarding real estate values. | March 1990 to Present |
| Wyoming Department of Transportation
Right of Way Administrator
Administered the Right of Way Program. This program is responsible for all real estate acquisitions and disposals for the Transportation Department. | August 2000 to September 2012 |
| Wyoming Department of Transportation
Assistant Right of Way Administrator
Assisted the Right of Way Administrator with his duties. Was responsible for project management. | January 1996 to July 2000 |
| Wyoming Department of Transportation
Review Appraiser
Reviewed all appraisals completed by the Right of Way staff, as well as fee appraisers contracting with the Department. This included field inspections of the subject and the comparable sales. Advised the Administrator on value issues. | October 1988 to January 1996 |
| Wyoming Department of Transportation
Staff Appraiser
Completed appraisals for the acquisition of right of way across the State of Wyoming. This included all types of property from agriculture to commercial. | January 1981 to September 1988 |

Education

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| University of Wyoming
Bachelor of Science: Business with an emphasis in Real Estate
Laramie, WY
Attended 2019 Appraisal Institute Annual Conference in Denver, CO as well as the 3 rd Annual National Eminent Domain conference in Scottsdale December 6-7, 2018, sponsored by the Eminent Domain Institute, CLE International. Also completed extensive coursework through the Appraisal Institute, International Right of Way Association, Society of Farm Managers and Rural Appraisers, and National Highway Institute. | 1980 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|

WYOMING REAL ESTATE
COMMISSION & CERTIFIED APPRAISER BOARD

License Number 27

NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 05/04/2021

Expires: 05/03/2023

John R. Sherman

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

John R Sherman
1422 West 32nd Street
Cheyenne WY 82001

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.



Rebecca J. Zisch, Executive Director



License Number 844

NON TRANSFERABLE

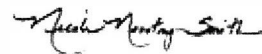
CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued: 08/05/2017
Expires: 08/04/2019

TRACY PAGE
CERTIFIED RESIDENTIAL APPRAISER
AS PROVIDED FOR BY THE LAWS OF WYOMING.

PAGE APPRAISAL CO., LLC
4524 COTTAGE LANE
CHEYENNE, WY 82001

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.



Nicole Novotny Smith Executive Director



File No.: 4523-2748951 (SV)

WARRANTY DEED

Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009, grantor(s) of Laramie County, State of **Wy**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, In hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Megan R. Floyd, a single woman, grantee(s),


whose address is: **305 2nd St, Carpenter, WY 82054** of Laramie County and State of **Wyoming**, the following described real estate, situate in Laramie County and State of **Wyoming**, to wit:

Legal Description attached hereto as Exhibit A and by this reference made a part hereof.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 6 day of December, 2016.



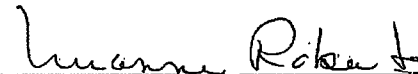
**Leslie Latimer, individually and as Trustee
of the Scott Court Real Estate Trust dated
May 19, 2009**

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 6 day of December, 2016 by **Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009.**

(Seal) 



Notary Public
My commission expires: 6-30-19

RECP #: 697700
RECORDED 12/7/2016 AT 2:57 PM BK# 2526 PG# 277
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

EXHIBIT A
File No. 4523-2748951 Legal Description

Exhibit A, in its entirety, documents the legal description of the land referenced in this Document. The legal description may extend to multiple pages.

The land referred to in this document is situated in the State of **Wyoming**, County of **Laramie**, and is described as follows:

Parcel #1:

A Plot 300 x 200 feet in the SW Corner of Lot D, Town of Carpenter, Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89°41.50' East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.50' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

Parcel #2:

A portion of Lot D, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:

Commencing at the Southwest corner of said Lot D; thence S.89°56'00"E., along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 11.15.00 feet West of the Southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N.89°56'00"W., a distance of 285.00 feet to the West line of said Lot D; thence S.00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the point of beginning.



RECP #: 697700

RECORDED 12/7/2016 AT 2:57 PM BK# 2526 PG# 278
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

FEATURES

4+ Car Detached

Deed Transfer by
General WarrantyCeiling Fan
Storm Doors**FINANCIAL****Taxes** 479.02**HOA Fee** No**Tax Year** 2013**SOLD STATUS****How Sold** Cash
Closing Date 6/19/2015
Selling Agent 1 Barbara Kuzma - Cell: 307-630-1070
Concession Amount \$ \$0.00
Sold Data Verified by Both Listing and Selling Agent**Contract Date** 6/16/2015
Sold Price \$192,500
Selling Office 1 Kuzma Success Realty - Voice: 307-638-8660
Special Conditions Arms Length Sale**ADDENDUM****Addendum** Owners: Larry Kane and Jacquelynn Seymour-Kane**REMARKS****Remarks** Open floor plan energy efficient remodeled steel framed home with extra insulation in walls & ceiling easily accessible for handicap equipment. Lots of trees on 2.17 acres + a 37'X48' metal shop and a 39'X39' Quonset building so lots of room for your vehicles and storage! Property could possibly be used for commercial or industrial use with county approval. Priced below appraisal done in 2014.**DISCLAIMER**

Listings contained herein may be listed by another real estate company who is associated with the Cheyenne MLS. Members of the Cheyenne MLS, are authorized to market all properties submitted to the MLS. This information is compiled for use and reliance upon by MLS members only. The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed. Any use or reliance upon this information by a non-MLS member is unauthorized and prohibited. This information may be inaccurate, erroneous or outdated. Therefore, independent verification of this information is required.

RECORD OF CONVERSATION

On September 8, 2022, John Sherman, Chris Brown, and Tracy Page met with Lisa Parsons at 10:30 am at her home addressed as 4834 Road 203, Carpenter Wyoming. Mr. Jack Studly a surveyor working with Lisa Parsons was also present.

Lisa Parsons:

Upon our arrival Ms. Parsons introduced Jack Studly and indicated he was helping her with the issues around Second Street. She immediately made it clear that she did not want Second Street along her property to be an established street. Several times throughout the inspection she expressed concerns about the project. She asked all three appraisers to refuse to complete the damage assessment assignment. The appraisers as well as Mr. Studly explained that refusing the assignment was not an option. Ms. Parsons pointed out other options and reasons the road should not be established along her property. The appraisers pointed out that their role at this point was to establish the amount of damages to her property caused by the establishment of Second Street. They indicated that they did not have the authority to make decisions around the necessity for the establishment of Second Street and asked Ms. Parsons if she knew of any comparable land sales and how she felt the acquisition of the proposed right of way impacted the value of her property. She did not provide any comparable sales, however, she indicated that she felt the acquisition would lower the value of her property due to less land, and traffic close to her home.

When asked Ms. Parsons indicated that Second Street, when open, carried much more traffic than Road 203. She indicated that she has counted 30-40 vehicles per day on "Second Street" before it was blocked off. She felt a company south of Road 203 generated traffic on Second Street. Ms. Parsons said that Google directs traffic on to Second Street when giving directions through the area. She also said that large stock trucks often come down Second Street. During the inspection a few large trucks passed the property on Road 203. One car went down Road 148 located 30' west which now carries Second Street traffic.

Ms. Parsons indicated that she and her family relocated the fence along the west property line to place it closer to the property line that is now the proposed west right of way line of Second Street. She also stated that she spent \$5,000 for the dirt embankment to block the road.

Ms. Parsons indicated that the issues around Second Street have made her want to sell her property and move out of the area. She has interviewed two Realtors about selling her property, Elsa Culver with Coldwell Banker the Property Exchange and JP Fluellen with Real Broker, LLC. Based on those conversations she expects that she may be able to list the property for about \$275,000 to \$290,000 with Second Street established along her property.

Jack Studly:

At the time of inspection, Jack Studly a surveyor was present to show and review the following:

A: The first 20' on the west side of the property has a water line. This easement is recorded.

B: The second 20' from the west side of the property has a natural gas easement. No easement is recorded. He has prepared an easement and is awaiting Ms. Parsons's signature.

C: The third 20' section from the west side of the property has RT communications. There is not an easement in place. However, he has prepared an easement for Ms. Parsons's signature.

D: He pointed out that the legal descriptions and actual location of the RT Communications fenced area conflict.

APPRAISERS OATH

I John Sherman, Chris Brown and Tracy Page swear and affirm that I have no personal or pecuniary interest in this matter of a Petition for Establishment of a Public Road, and I shall faithfully and impartially discharge my duties as an appraiser.

Chris Brown

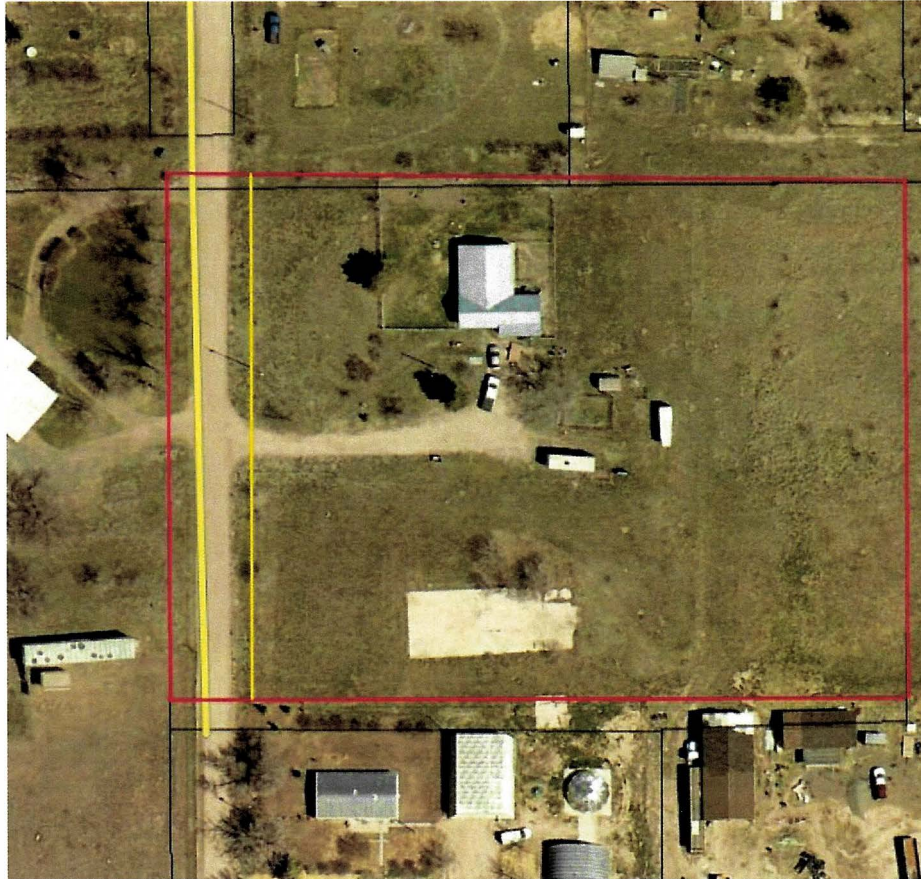
Tracy Page

John Sherman

EXHIBIT

H

Appraisal
of
PROPOSED RIGHT OF WAY FOR 2ND STREET
CORY AND HEATHER MORGAN PARCEL
313 2ND STREET, CARPENTER
LARAMIE COUNTY, WYOMING



PREPARED FOR
Laramie County Board of Commissioners
Laramie County Courthouse
309 West 20th Street
Cheyenne, WY 82001

DATE OF VALUE
August 30, 2022

PREPARED BY
Chris Brown, MAI, John R. Sherman, MAI, Tracy Page

September 12, 2022

Laramie County Clerk
309 West 20th Street
Cheyenne, WY 82001

RE: Proposed Right of Way for Second Street, Morgan Parcel

Clerk, Mr. Chairman, Board of Commissioners:

Pursuant to your authorization, we have prepared an estimate of “damages” sustained by Cory and Heather Morgan as a result of the establishment of Second Street. We have completed our appraisal of the property based on information as shown in the following report. The scope of the appraisal and preceding investigation was directed by the type of property appraised.

We certify that we have personally inspected this property and assembled data in support of our value conclusions. The appraisal is in compliance with Wyoming Statute 24-3-114 and the Uniform Standards of Professional Appraisal Practice.

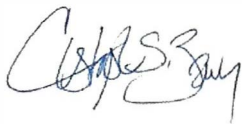
Based on the information provided and researched, and subject to the assumptions and limiting conditions stated, it is our opinion that the damages sustained from the establishment of Second Street to the property identified above, as of August 30, 2022, is:

DAMAGES: \$8,953

Respectfully submitted,



John R. Sherman, MAI
State Certified General #27
(May 3, 2023)



Christopher Brown
State Certified General #321
(July 17, 2024)



Tracy Page
State Certified Residential #844
(Aug. 4, 2023)

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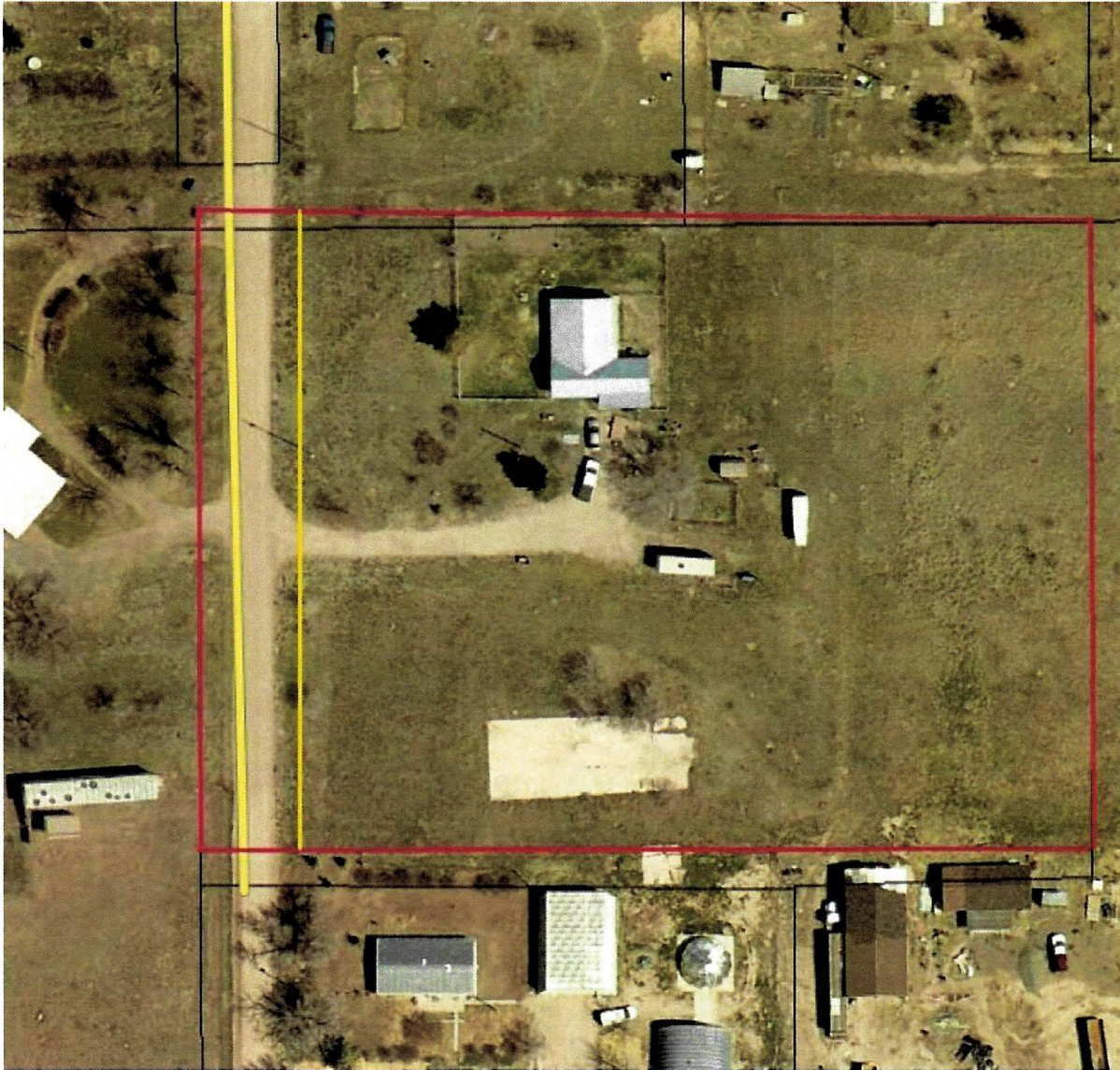
ADDENDUM

Appraiser's Qualifications

Subject Information

SECTION ONE
INTRODUCTION

SUBJECT PROPERTY



313 2nd Street
Carpenter, WY 82054

EXECUTIVE SUMMARY

PROPERTY TYPE: A 3.38+/- acre residential homesite on the south edge of Carpenter, Wyoming. The site is improved with a 1,268sf home with attached garage built in 1920 along with fencing as well as landscaping. The property has access to Carpenter's public water system.

LOCATION: 313 2nd Street, Carpenter, Laramie County, Wyoming, 82054.

OWNER OF RECORD: Cory and Heather Morgan, husband and wife.

INTENDED USE & USER: The intended use of this appraisal is to provide an opinion of the damages as a result of the Second Street right of way. The intended users of this report are the Laramie County Board of Commissioners and the landowners.

SCOPE OF WORK: This is an appraisal report.

DATE OF INSPECTION August 30, 2022

DATES OF VALUE: August 30, 2022

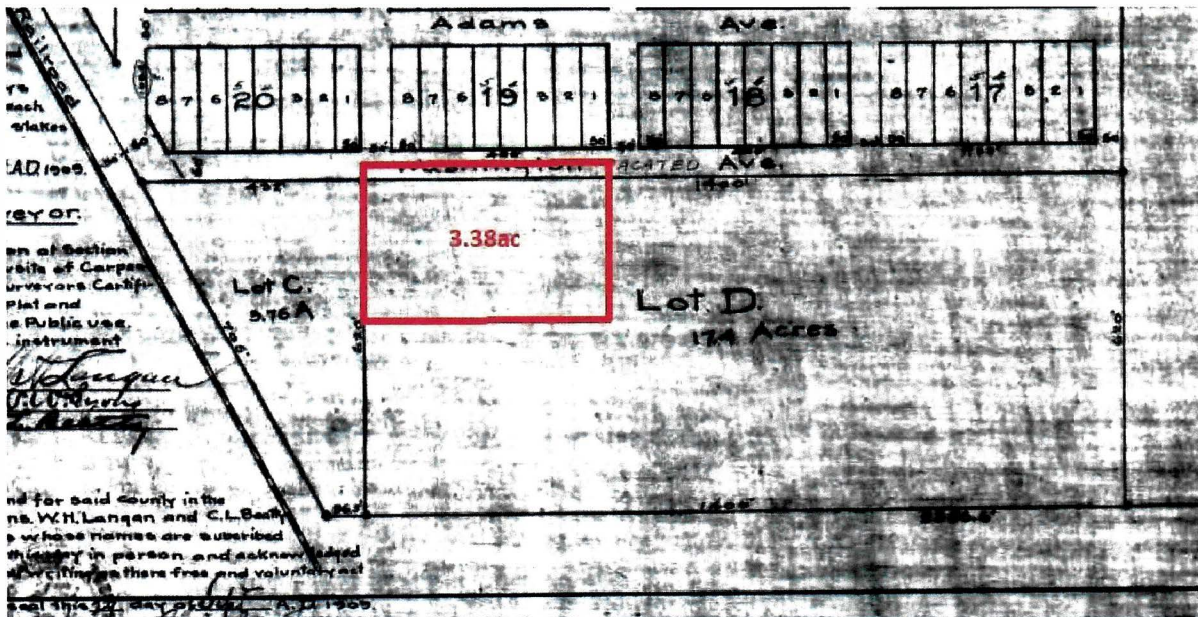
LAND: Rural Residential

INTEREST APPRAISED: Fee Simple interest in the surface with the owner having the right of reversion of the right of way if vacated by Laramie County. The mineral rights are not included in the acquisition of the right of way.

HIGHEST AND BEST USE: Rural Residential

DAMAGE ESTIMATE: \$8,953

IDENTIFICATION OF THE SUBJECT PROPERTY



**All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming
WITH THE EXCEPTION of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning.
LESS that portion contained in Warranty Deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming. Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.**

The larger parcel impacted by the proposed right of way for 2nd Street is a 3.38+/- acre tract on the southern edge of Carpenter, Wyoming. This land is used as a residential homesite. The property is addressed as 313 Second Street, Carpenter, WY and is improved with a home, garage and shed, as well as fencing and landscaping.

The parcel is held in the name of Cory and Heather Morgan, husband and wife.

SCOPE OF THE APPRAISAL

Subject Property Inspection & Research:

John Sherman, Chris Brown and Tracy Page viewed the subject property in the company of Cory Morgan. The date of observation was August 30, 2022. Documents provided by Laramie County included exhibits describing the size and location as well as the history of the proposed right-of-way. The improvements were not inspected, as it was determined that the value of the improvements is not impacted by the proposed right of way.

Size:

The larger parcel size used in this report is based upon information from the Laramie County Assessor's documentation. The size of the proposed right-of-way is based upon information provided by Steil Surveying Services, LLC.

Market Data:

Real estate professionals and property owners were contacted in the process of confirming comparable sales. Information provided by these sources as well as real estate publications was used to determine the market strength.

Comparable Sales Information:

Since Wyoming is a non-disclosure state there is no central source of sales information. Therefore, sale information was obtained from real estate professionals in the area and the Cheyenne multi-list database. Located comparable sales were externally inspected by the appraisers and confirmed with a buyer/seller, appraiser or broker involved in the transactions.

Approaches to Value:

Using the Direct Sales Comparison Approach, a before and after analysis of the value of the identified larger parcel (land only) was completed. Both a value of the property before the acquisition and the value of the property after the taking were estimated. The difference between these values is calculated and determined to be the amount of damages. The Income Approach was not used, as the highest and best use of the subject is a rural residential homesite, which is not purchased and sold based upon income. The Cost Approach is not used, as it was determined that the value of the improvements on the property is not affected by the proposed right-of-way, thus only the value of the site is considered in this analysis.

PURPOSE OF THE APPRAISAL

The value to be estimated is the damages due the property owner of the subject property for the acquisition of the proposed right-of-way as of the effective date of the appraisal.

As stated, the purpose of this report is for the appointed appraisers to:

W.S. 24-3-116 Appraisers; specific duties enumerated; compensation.

“...view the ground, so far as they shall deem it necessary, and fix the amount of damages sustained by each claimant, after allowing for all benefits that may accrue to each claimant, by reason of the location or alteration of the said proposed road.”

This statute does not define “damages” however it is generally understood that damages are the difference between the market value of the subject before the acquisition and the market value of the subject after the acquisition. This is the method used by the appraisers signing this report to estimate the damages as referenced in W.S. 24-3-116.

This statute also does not use the term “market value” so it does not define the term. For the purposes of estimating damages in this case market value is defined as the price which would be agreed to by an informed seller who is willing but not obligated to sell and an informed buyer who is willing but not obligated to buy.

INTENDED USE AND USER OF THE APPRAISAL

The intended use of this appraisal is to aid in or support decisions related to the compensation for the damages caused by the acquisition of the proposed right-of-way. The intended users of this report are the Laramie County Board of Commissioners and the landowners.

PROPERTY RIGHTS APPRAISED

The interest appraised is a fee simple interest in the surface to a depth for normal utilities to be placed. The owner retains the mineral rights and the right of reversion if the right-of-way is relinquished by formal action of Laramie County.

DATE OF VALUATION

The date of value of the appraisal is August 30, 2022.

HISTORY OF THE SUBJECT PROPERTY

The history of the subject property is based on information researched in the Laramie County Clerk's office, Cheyenne Multi-list Service and from information provided by Cory Morgan. Cory and his wife acquired the property in 2013 for \$135,000 with \$3,500 in concessions. We are not aware of the subject property being sold or listed for sale since the 2013 sale to the current owners.

TAX AND ASSESSMENT ANALYSIS

Wyoming has a relatively low property tax rate; thus, tax is not as significant to the appraisal problem as it may be in other parts of the country. Laramie County is using a market value system. The property's market value is estimated. The assessed value is then calculated at 9.5% of the market value. The mill levy is applied to the assessed value to estimate the taxes. The Assessor-estimated market value of the subject is \$119,470. The assessed value is \$11,349. The parcel number is 12288000400015.

PIDN: 13623130101300
Tax ID: 12288000400015 <u>Property Taxes</u>
Tax District: 0230
Property Owner(s): MORGAN, CORY ET UX MORGAN, HEATHER
Mailing Address: 313 2ND ST CARPENTER, WY 82054
Street Address: 313 2ND ST
Deed: 2332 WD 1189, 04/19/2013
Location: CARPENTER: LOT D, PLUS A POR OF VACATED WASHINGTON AVE PURSUANT TO RESOLUTION 921117-04, BK 1333 PG 730. LESS A PLOT 300' X 200' IN THE SOUTHWEST CORNER OF BLOCK D DESC AS: BEG AT THE SOUTHWEST COR OF BLOCK D; TH 200' EAST; TH 300' NORTH; TH 200' WEST; TH 300' SOUTH TO THE SOUTHWEST CORNER AND POB. ALSO LESS (BK 1436 PG 1420 10-31-96): COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT D; TH S.89 DEG 56' 00" E, ALONG THE SOUTH LINE OF SAID LOT D, 200.00' TO THE POB; TH CONTINUING S.89 DEG 56' 00" E, 85.00' TO A PNT 1115.00' WEST OF THE SE COR OF SAID LOT D; TH N.00 DEG 15' 47" E, 340.00'; TH N.89 DEG 56' 00" W, 285.00' TO THE WEST LINE OF SAID LOT D; TH S.00 DEG 15' 47" W, ALONG SAID W LINE, 40.00'; TH S.89 DEG 56' 00" E, 200.00'; TH S.00 DEG 15' 47" W, 300.00' TO THE POB. ALSO LESS (BK 1432 PG 1770 9-12-96): BEG AT THE SOUTHEAST COR OF SAID LOT D; TH N.89 DEG 56' 00" W, ALONG THE SOUTH LINE OF SAID LOT D ALSO BEING THE SOUTH LINE OF SEC 31, 1115.00'; TH N.00 DEG 15' 47" E, 340.00'; TH S.89 DEG 56' 00" E, 175.00'; TH N.00 DEG 15' 47" E, 316.00' TO THE CENTERLINE OF VACATED WASHINGTON AVE; TH S.89 DEG 31' 59" E, ALONG SAID CENTERLINE, 890.00' TO THE WEST LINE OF 5TH ST; TH S.00 DEG 15' 47" W, ALONG SAID WEST LINE, 30.00' TO THE NORTH LINE OF SAID LOT D; TH S.89 DEG 31' 59" E, ALONG SAID NORTH LINE, 50.00' TO THE NORTHEAST CORNER OF SAID LOT D; TH S.00 DEG 15' 47" W, ALONG THE EAST LINE OF SAID LOT D, 619.43' TO THE TO THE PNT OF BEG.
2022 Market Value: \$ 119,470 (\$ 5,041 Land + \$ 114,429 Improvements)
2022 Assessed Value: \$ 11,349
The 2023 characteristics shown below may not be reflected in the values shown above.

Land							
Acres	Square Feet	Class					
3.38	147,233	Residential - Improved Land - Single Family Residence					
3.38	147,233	Total					

Residential 1	Stories		Exterior	Roof Cover	Year Built	Sketch(s)	Photo(s)
	Sq Ft						
Ranch 1 Story	1.0	1268	Frame Siding	Preformed Metal	1920	#1	#1 #2
1 bath with 3 fixtures							
Add On Conc Slab Flooring Adl - Fair Qual							

Parcel Number: 12288000400015

Status: Current
Realware#: R0000632
Receipt: 11954

2021 Owner(s):
MORGAN, CORY ET UX

Mailing Address:
313 2ND ST
CARPENTER, WY 82054

Levy District:
0230, RSD 2 FD#4 CW&SD

2021 Actuals

Market: \$113,459
Taxable: \$10,778

Vet Exempt: \$0

Net Taxable: \$10,778

2021 Taxes

First Half: \$422.18 **Due:** 11/10/2021
Second Half: \$422.17 **Due:** 5/10/2022
Total: \$844.35

2021 Payments

First Half: \$422.18
Second Half: \$422.17
Total: \$844.35

(May include penalty & interest)

[Detail](#)

[Detail](#)

2021 Legal Record

Geo Code: 02-13623130101300

Property address: 313 2ND ST
Legal: CARPENTER: LOT D, PLUS A POR OF VACATED WASHINGTON AVE. PURSUANT TO RESOLUTION S21117-04, BK 1333 PG 730. LESS: A PLOT 300' X 200' IN THE SOUTHWEST CORNER OF BLOCK D DESC AS: BEG AT THE SOUTHWEST C (Cont.)

ASSUMPTIONS AND LIMITING CONDITIONS

Acceptance of and/or use of this appraisal report constitutes acceptance of the following assumptions and limiting conditions.

Possession of this report, or a copy thereof, does not carry with it the right of publication, and it may not be reproduced without written consent of the appraisers, and then only in its complete form.

This appraisal is meant to be used only in whole and not in part. The removal or loss of any portion of this report invalidates the entire appraisal.

Neither all, nor any part of the contents of this report, or copy thereof, shall be used for any purpose other than that stated or by anyone other than the client, without the previous written consent of the appraisers; nor shall it be conveyed by any means to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the authors, particularly as to the value conclusions and the identity of the appraisers.

This report has been made in conformance with the ethics and standards of practice as understood by the appraisers, as set forth by the Appraisal Institute and the Appraisal Foundation.

The value estimate in this appraisal is based on market conditions as of the dates of value and cannot be applied to other dates in the past or future.

Where the value of various components of the property are shown separately, the value of each is segregated only as an aid to better estimating the value of the whole; the independent value of the various components may, or may not, be the market value of the component.

No responsibility is assumed for matters which are of a legal nature. Fee Simple Title is assumed to be vested in the named owner. This appraisal does not include any title investigation and no warranty of title is expressed or implied.

The appraisers have inspected, insofar as possible, by observation, the land and improvements. However, it is not possible to personally observe conditions beneath the soil or hidden in the structure. Therefore, no representation is made herein as to these matters unless specifically considered in this report. It is assumed that there are no unapparent conditions of this property which would lend it more or less valuable.

Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraisers. Drawings and copies of photos in the report are intended as visual aids and should not be construed as engineering reports or surveys.

It is assumed that there is full compliance with all applicable federal, state, or local environmental regulations and laws unless noncompliance is stated, defined, or considered in this report.

It is assumed that all required licenses, consents, or other legislative or administrative authority from any local government, state government, national government, private entity or organization

have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted within the report. The legal description in this report is assumed to be correct, but the appraisers take no responsibility as to its correctness.

Comparable sale data is based on courthouse records, exterior visual inspection, and information provided by the person who verified the transaction. This information is believed to be accurate, however it is in no way warranted by the appraisers.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, gasoline, oil, urea-formaldehyde foam insulation, or other potentially hazardous materials, may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

Extraordinary Assumption:

This entire report is subject to these limiting conditions, and by the act of using or accepting this report, the client acknowledges that the client has read and agrees to such. The appraiser's responsibility is limited to the client. Use of the appraisal by third parties shall be at the risk of the client and/or third parties.

CERTIFICATE OF APPRAISERS

We hereby certify:

That we have personally inspected the property herein appraised and that the subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal.

That to the best of our knowledge and belief, the statements of fact contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That our compensation or engagement for this assignment are not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That we have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved and that we have not completed an appraisal, consultation, or an analysis of this property in the last three years.

That this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

That this appraisal report sets forth all of the assumptions and limiting conditions affecting the analysis, opinions, and conclusions contained in the report.

That no one provided significant professional assistance to the persons signing this report.

That the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.


That we prepared this report in conformity with the appropriate state laws, regulations, policies, and procedures applicable to appraisal of right-of-way for such purposes, and that no portion of the value assigned to such property consists of non-compensable items under the established law of said state.

That we have not revealed the findings and results of this report to anyone other than the client, and will not reveal the information until duly authorized by said client, required to by due process of law, or released from this obligation by publicly testifying as to such findings. The exception to this confidentiality certification concerns that of the duly authorized representatives from the Wyoming State Board of Certified Real Estate Appraisers. If reviewed by said board, they must abide by the above stated confidentiality requirements.

That John Sherman and Chris Brown are currently certified under The Appraisal Institute's continuing education program and state certified as a General Appraisers. That Tracy Page is currently certified as a Residential Appraiser. That our opinion of the damages as of the 30th of August 2022, is as stated in the letter of transmittal, based upon our independent appraisal and the exercise of our professional judgment.



John R. Sherman, MAI
State Certified General #27
(May 3, 2023)



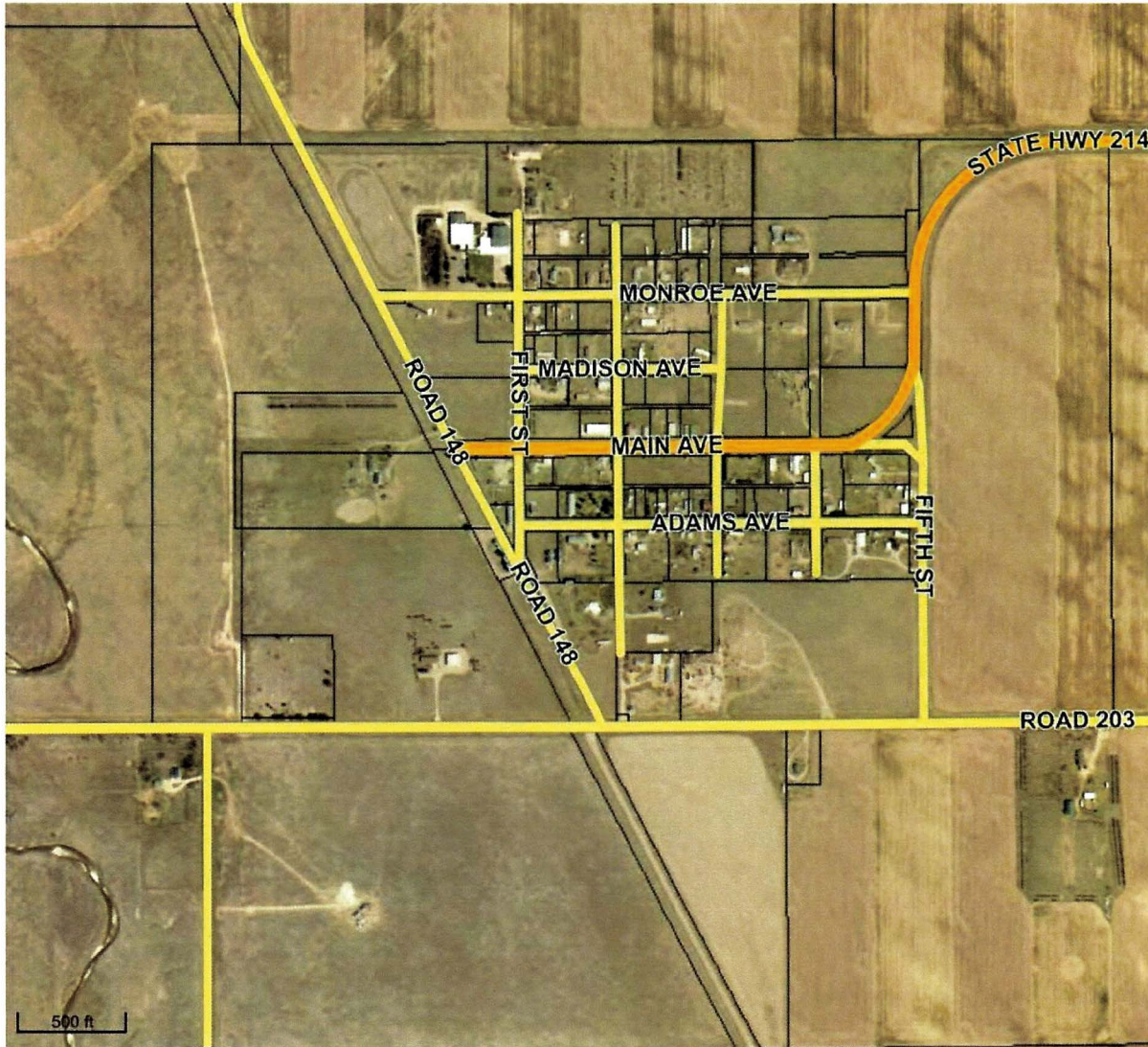
Christopher Brown
State Certified General #321
(July 17, 2024)



Tracy Page
State Certified Residential #844
(Aug. 4, 2023)

SECTION TWO
FACTUAL DESCRIPTION

LOCATION ANALYSIS

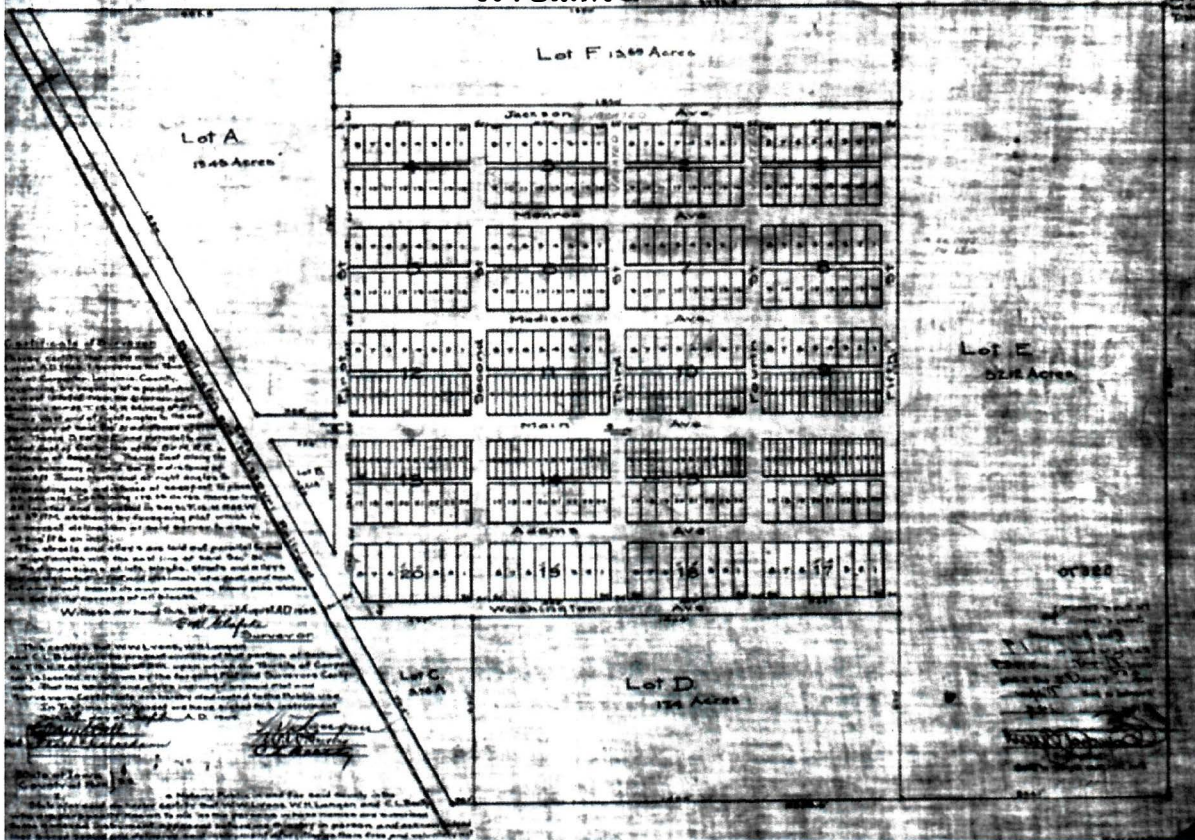


The location considered in this report is the unincorporated town of Carpenter and the immediate area around the town. This town is located near the southeast corner of Laramie County. The Town was platted in 1909 but has never reached the status of a municipality and is therefore a portion of unincorporated Laramie County. Based upon the 2020 census the population is 93 and growth has been flat over the years. The town is surrounded by pasture land, and wheatfields with some rural residential homesites in the 10 – 40 acre size range scattered throughout the area. There is an elementary school in Carpenter serving grades K-6. There is a post office and volunteer fire station. Most of the interior streets are gravel with Main Street paved and being the southern end of State Highway 214. The streets are maintained by Laramie County.

CARPENTER

LARAMIE COUNTY

WYOMING



The lots vary greatly in size from 3,300sf to over 50 acres. Most of the larger lots have been divided into smaller tracts and the smaller lots have been included with other lots to form larger tracts. Residential improvements vary from single wide trailers to site-built stick homes. Several homesites include out buildings and horses are kept on some of the larger lots in the subdivision. Carpenter has a Water District which services 38 taps in Carpenter.

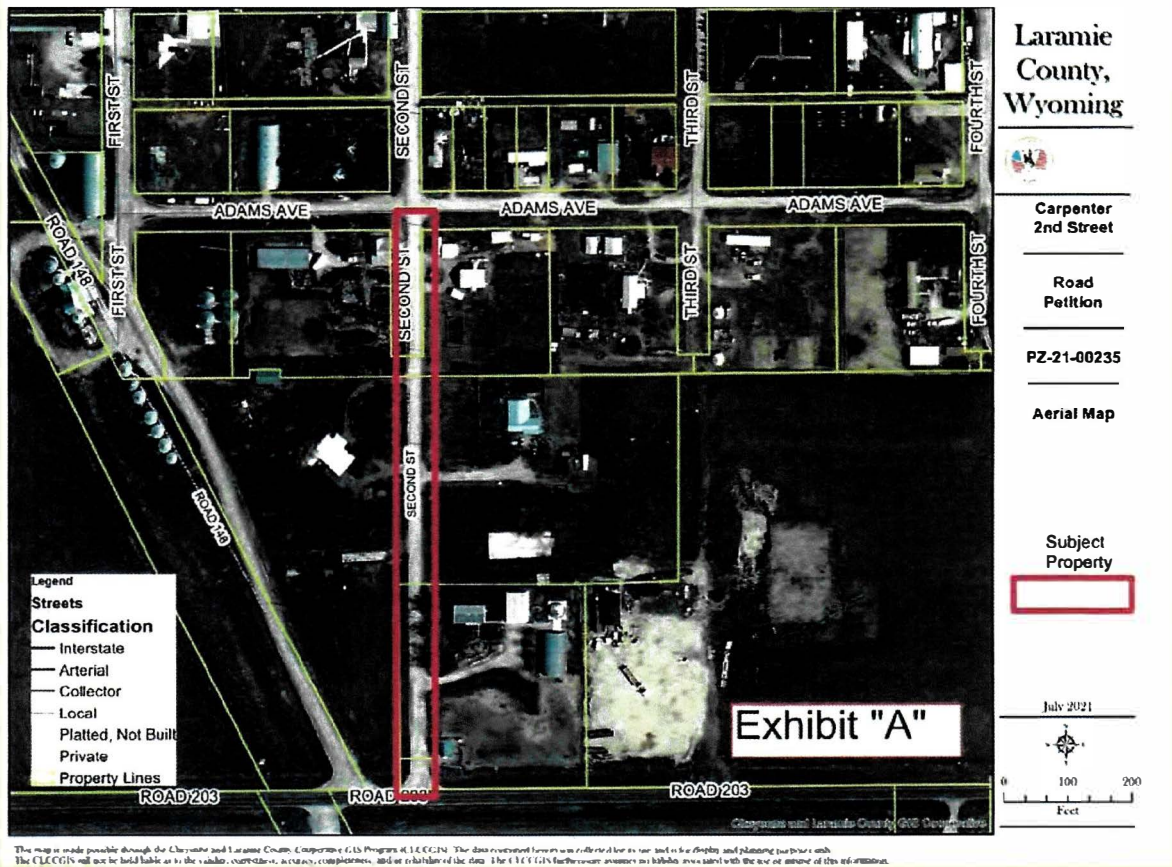


The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI) as indicated on the map above. Rural residential uses are primarily anticipated in these areas. The town is located outside of the Plan Cheyenne and zoned boundaries.

There are active rural residential subdivisions in the general area outside of Carpenter. There have been very few transactions in the town itself. The most recent residential sale showing in the multi-list system is 335 1st Street which is a 1,360sf home built in 1918 on a 13,200sf site that sold for \$155,000 in February of 2022. There is a house on Adams that sold for \$130,000 in 2008 and re-sold in 2017 for \$165,000. This indicates an upward trend in real estate values. However, with the few sales in the town itself it is difficult to determine trends.

In summary, the area is rural in nature with pasture and wheatfields making up the vast majority of land uses. Carpenter is a small unincorporated town with virtually no services other than a small water district and an elementary school. Land use in the town involves mainly single-family residential improvements ranging in type on sites ranging in size

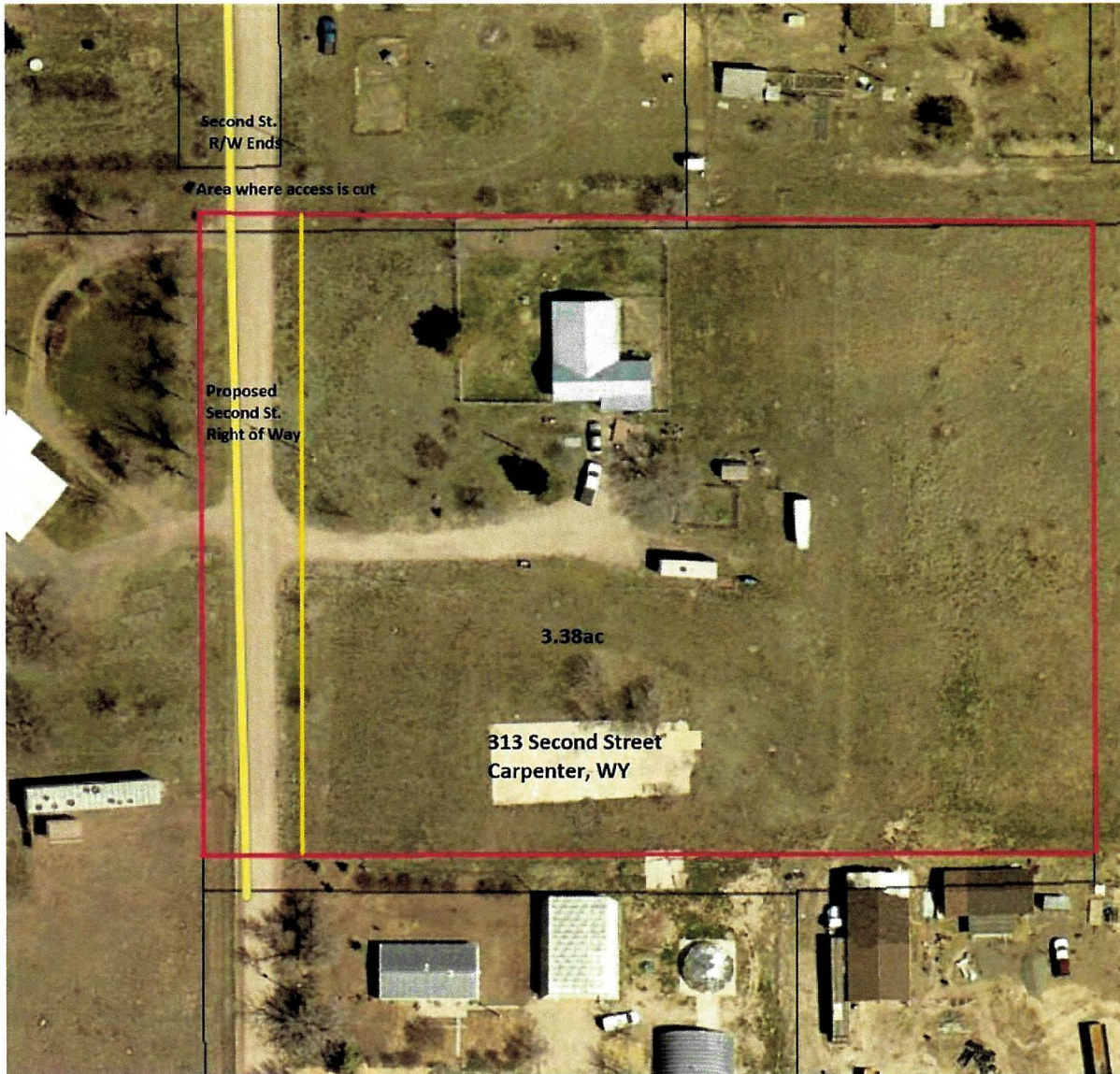
PROJECT DESCRIPTION



The project involves the county establishment of Second Street in Carpenter from the relinquished Washington Avenue to Road 203. This area has been used as a road for several years prior to the county discovering the portion of Second Street south of Washington Avenue had never been platted or established as a public road. There has been public support to have the road maintained by the county thus, the process of establishing this area as a county road has progressed. The proposed right of way impacts four landowners in the area. Two of those landowners have requested payment for damages caused by the road. One of those landowner's property is the subject of this report.



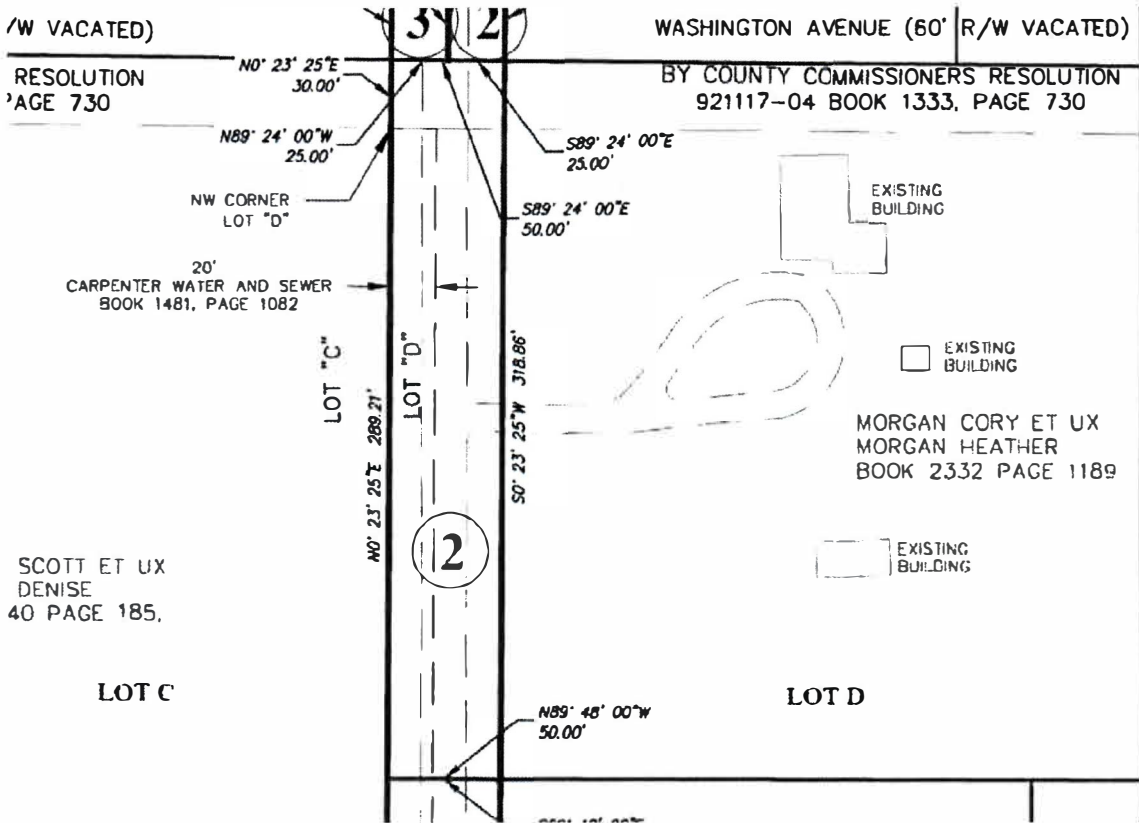
DESCRIPTION OF THE SUBJECT



The subject is comprised of a 3.38+/- acre parcel which, is generally level. With second street right of way currently ending at north right of way line of the vacated Washington Avenue, this parcel does not have legal access. Although, it would most likely not be difficult to obtain access across a small portion of the property between the subject's north boundary line and the north boundary of the vacated Washington Avenue. There is a welded pipe fence north of the subject's driveway to the north property line running along the east side of the proposed Second Street right of way. There is a 3 strand barbed wire fence on steel "t" posts running from the driveway south to the south property line along the east side of the proposed Second Street right of way.

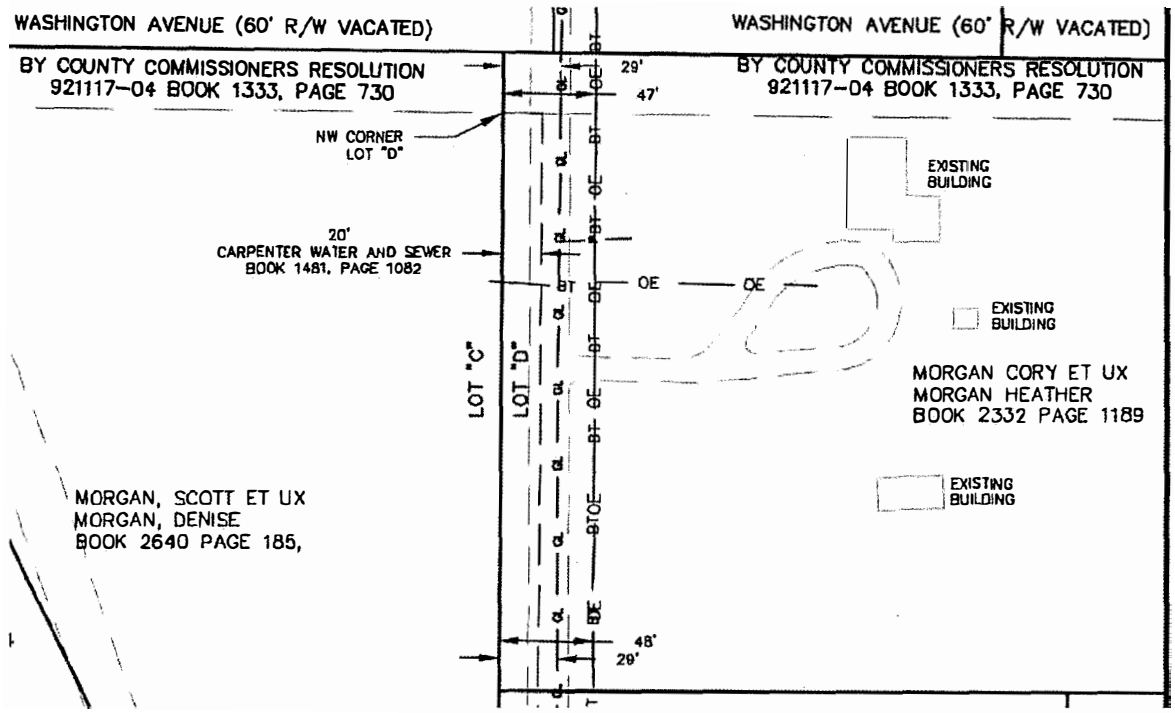
The site is improved with a 1,268sf home with attached garage built in 1920 along with fencing as well as landscaping. The property has access to Carpenter's public water system.

DESCRIPTION OF THE PROPOSED RIGHT OF WAY

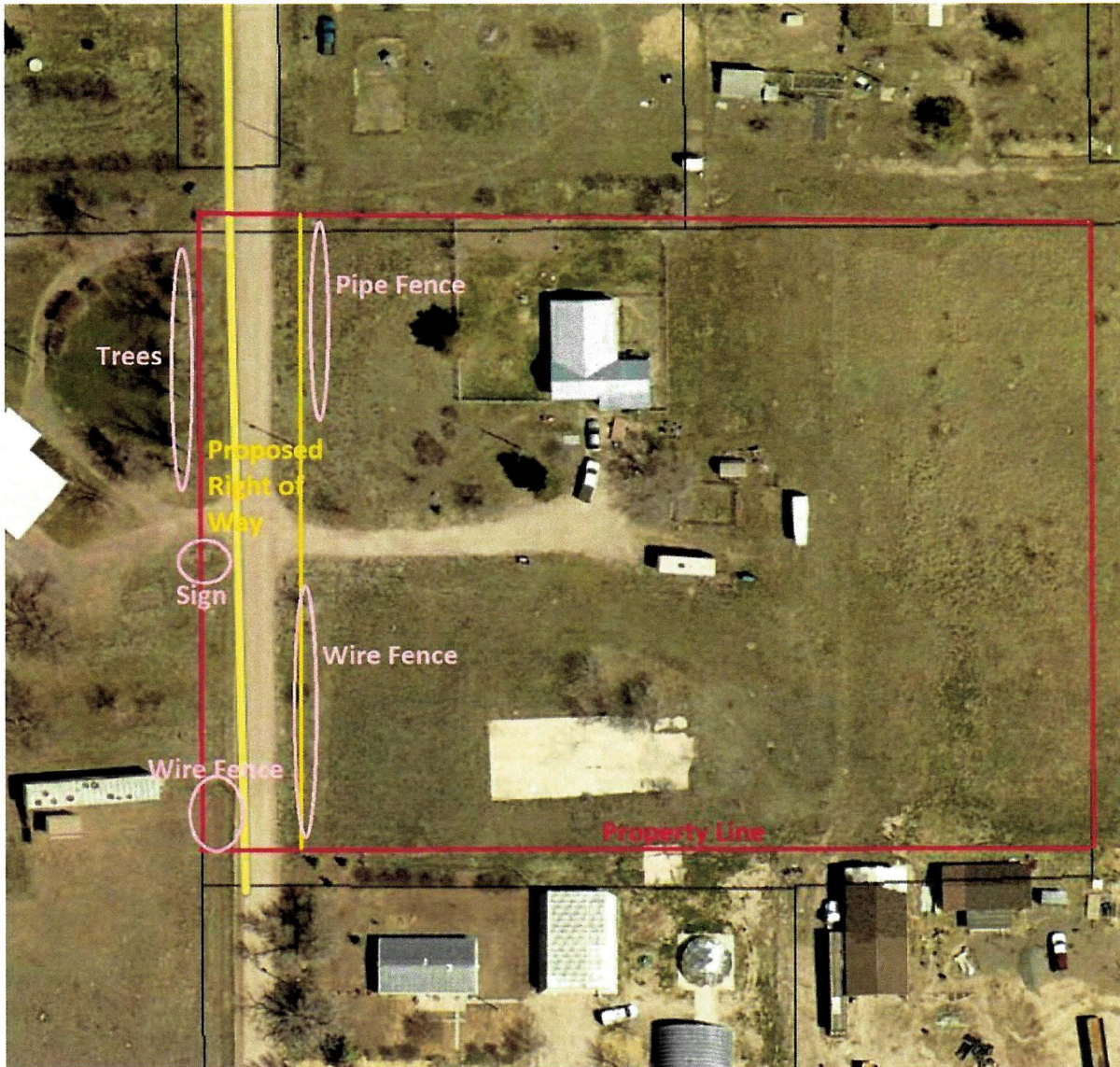


A tract of land situated in Lot D and Vacated Washington Avenue, Town of Carpenter, Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Northwest Corner of Lot "D", thence N0°23'25"E, a distance of 30.00 feet to the centerline of Vacated Washington Avenue; thence S89°24'00"E, along said centerline, a distance of 50.00 feet; thence S0°23'25"W, a distance of 318.86 feet to the South line of Book 2332, Page 1189; thence N89°48'00"W, along said South line a distance of 50.00 feet to the West line of Lot D; thence N0°23'25"E, along said West line, a distance of 289.21 feet to the point of beginning. Containing 0.37 acres (15952 sq.ft) more or less and subject to easements, covenants, or restrictions of record.



The exhibit above indicates the surveyed location of the buried lines in or near the proposed right-of-way. These include a gas line, buried telephone line and overhead power line. There is also a water line buried along this corridor.



The exhibit above indicates the location of landscaping and improvements near or within the proposed right of way. The pipe fence on the east and the trees on the west side of the north portion of the proposed right of way are outside the stakes delineating the proposed right of way boundary. The wire fencing and sign are located inside the stakes delineating the proposed right of way boundary. As per Molly Bennet the County will allow the wire fencing and the sign to remain in place, however, the County will not maintain any of this fencing or the sign.



Fence outside of stakes delineating proposed right of way



Trees outside of stakes delineating proposed right of way



Sign located inside of stakes delineating proposed right of way



Wire fencing located inside of stakes delineating the proposed right of way

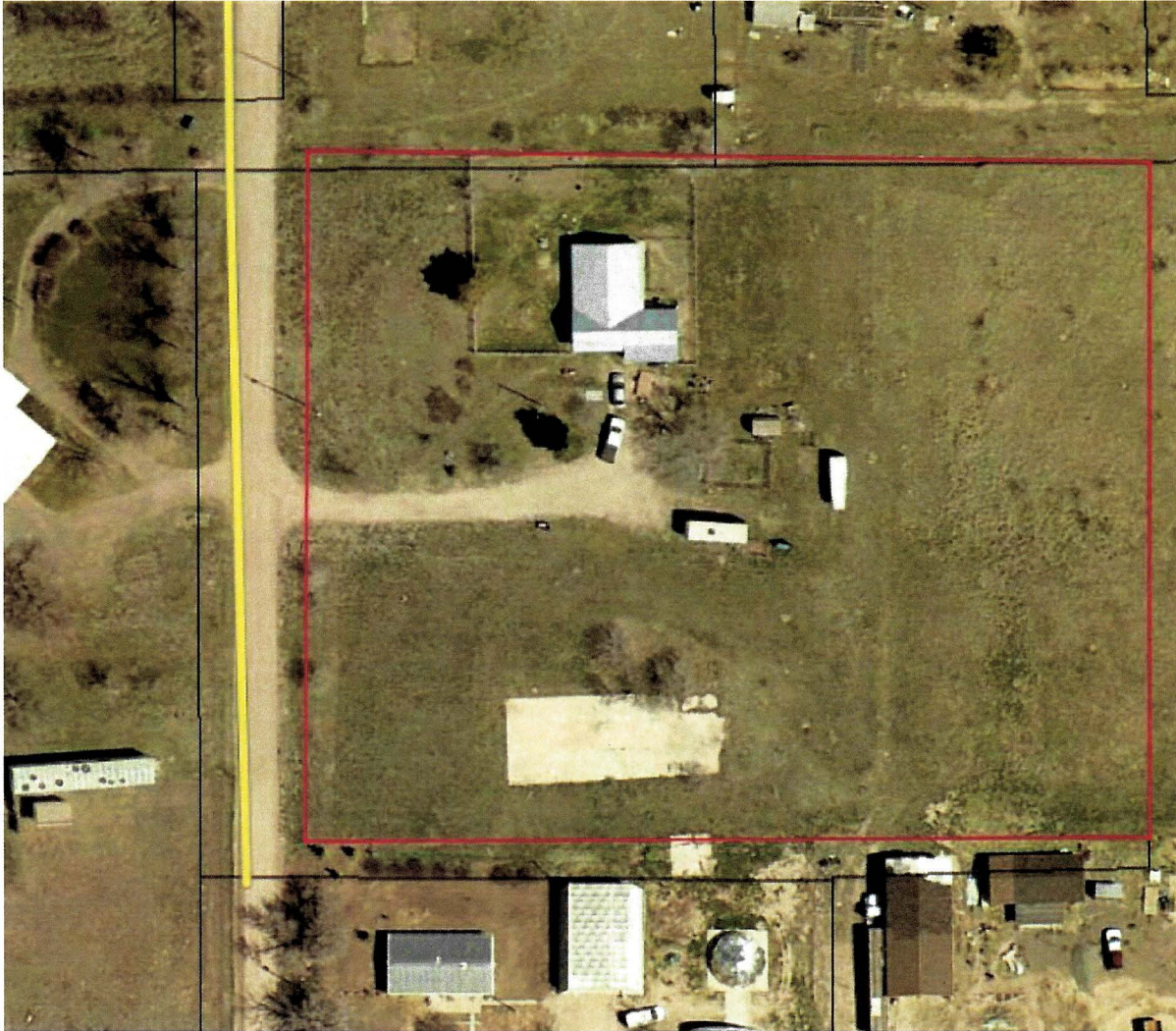


Wire fencing located inside of the stakes delineating the proposed right of way



Looking south at proposed right of way

DESCRIPTION OF THE SUBJECT AFTER THE ACQUISITION



The Second Street right of way will reduce the size of the lot to approximately 3.01 acres in size.

SECTION THREE
ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

"HIGHEST AND BEST USE" is typically defined as:

"The reasonably probable and legal use of land or sites as though vacant found to be physically possible, appropriately supported, financially feasible, and which results in highest land value." (The Dictionary of Real Estate Appraisal A.I.R.E.A. page 152)"

AS IF VACANT

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use of the land as if vacant may be determined to be different than that of the land as improved. As this report is of the site only the land is considered as if vacant. The highest and best use must meet four criteria. It must be: 1. Physically possible; 2. Legally permissible; 3. Financially feasible; 4. Give the highest rate of return. A financial analysis of the highest and best use of the site as vacant will not be completed in this report. A logical analysis of the neighborhood will be discussed.

Physically Possible:

The subject is comprised of a 3.38+/- acre site located within a small town with public water system and houses of different sizes and types on sites having a significant range in size. The subject site does not have exposure to high volumes of traffic that would support a commercial use. Physically the site is best suited for a rural residential home site.

Legally Permissible:

The legal or permissible use of a site is typically determined by public restrictions such as zoning classifications, and/or private restrictions such as protective covenants or deed restrictions. There is no zoning, however, The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The site is surrounded by sites improved with single family homes. The most likely legally permissive use is rural residential.

Financially Feasible and Highest Return:

Given that the physically possible and the legally permissible possibility is most likely a single-family homesite, the question becomes whether that use is feasible. Based on the current improvements on the subject and the market demand for rural residential sites, it is clear that a rural residential site is feasible and produces the highest return of the possible uses for the site. Therefore, the highest and best use is a rural residential homesite.

ESTIMATED VALUE OF THE SUBJECT BEFORE THE ACQUISITION

The Sales Comparison Approach is used to estimate the value of the land before the acquisition. As per the highest and best use analysis, it was determined that its highest and best use is a rural residential site. The larger parcel considered in this analysis is the 3.38+/- acre site.

Sale Selection

Many land sales were considered from within the subject neighborhood.

No recent land sales in Carpenter

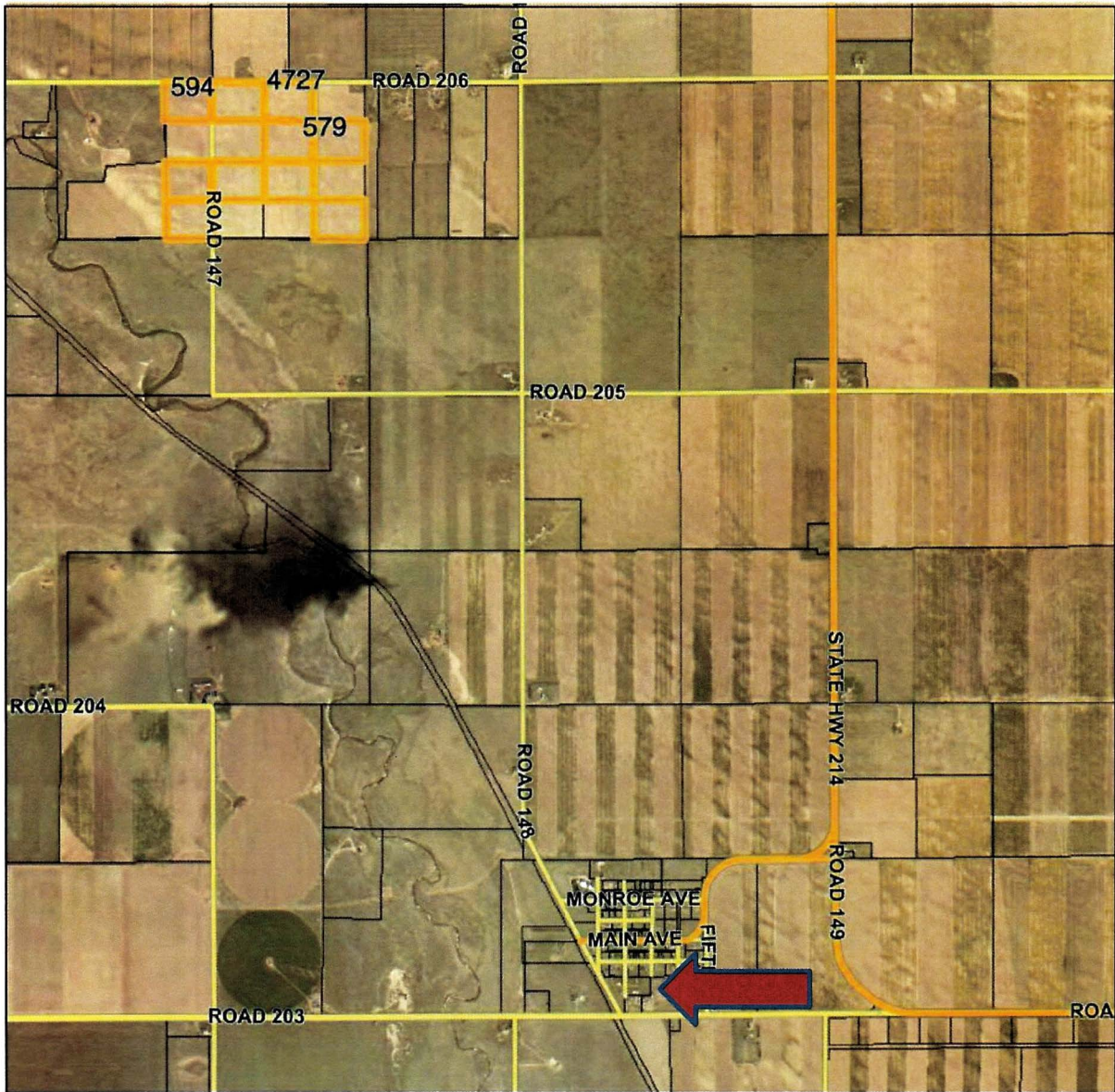
There are no recent land sales in Carpenter. The last vacant land sale through MLS in Carpenter was the sale of 10 acres that sold for \$26,500 in July 2012. This sale consisted of most of Blocks 7, 8, 9 and 10, which has been recorded as more than 64 lots. These four blocks are between Main Street on the south and Monroe Avenue on the north, and Third Street on the west and Fifth Street on the east. MLS #48935 shows that these 10 acres sold for \$26,500. Because this sale occurred more than 10 years ago, it has not been selected as an indicator of value.

Cross Tie Ranches

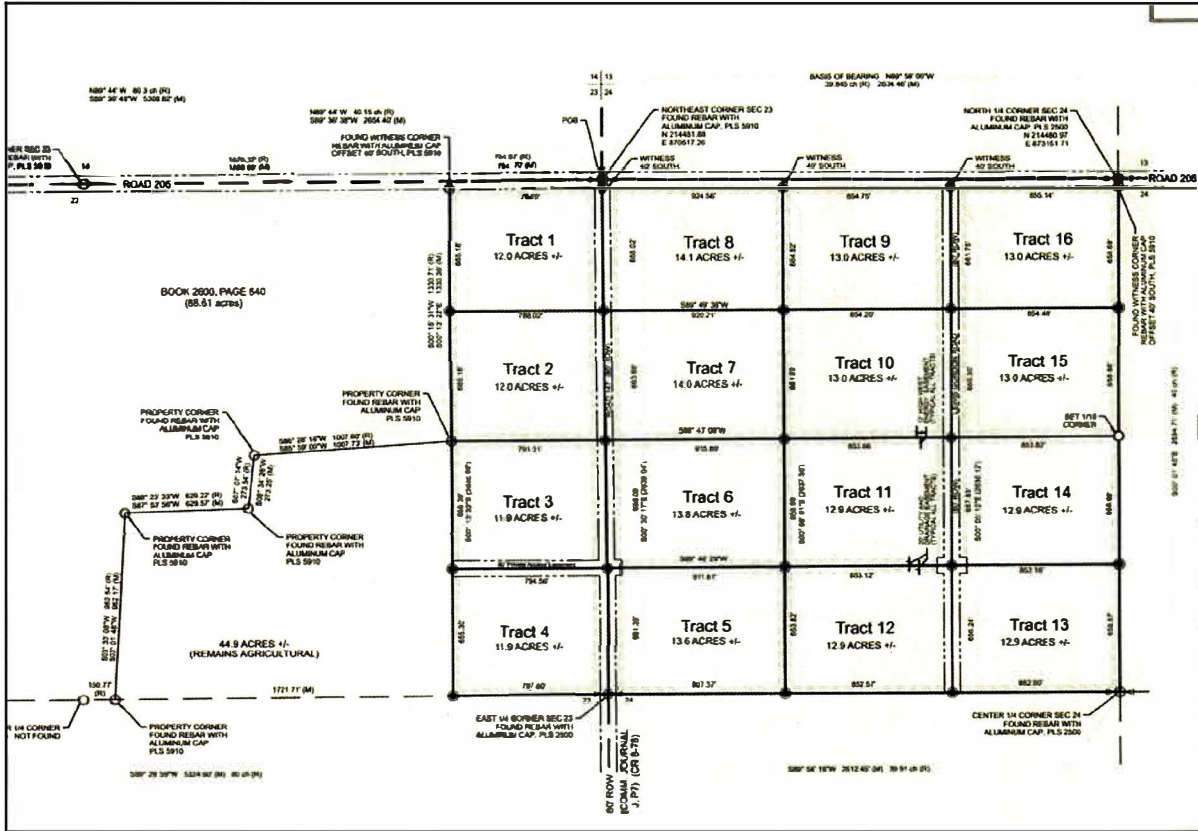
In selecting sales, priority has been given for proximity to the subject and sale date. With these factors in mind, there is a new subdivision called Cross Tie Ranches that has 10 recent sales. These sales are all very current as they all occurred in 2022. These sales are located about 3 miles northwest of the subject property. These land sales are closer to the subject in proximity than any other recent, vacant land sales.

Comparable Land Sales					
Cross Tie Ranches					
Tract #	MLS #	Sale Date	Sale Price	Size Acres	Comments
1	MLS # 83958	1/ 14/ 22	\$114,000	12.00	Well already drilled
3	MLS # 83960	4/ 11/ 22	\$97,500	11.90	
4	MLS # 83961	3/ 21/ 22	\$95,000	11.90	
6	MLS # 84635	4/ 29/ 22	\$104,000	13.80	
8	MLS # 84637	3/ 4/ 22	\$105,000	14.10	
9	MLS # 84638	5/ 3/ 22	\$99,000	13.00	
10	MLS # 84639	7/ 28/ 22	\$97,000	13.00	
11	MLS # 85418	4/ 9/ 22	\$99,500	12.90	
13	MLS # 84981	6/ 1/ 22	\$99,000	12.90	
15	MLS # 84982	4/ 1/ 22	\$95,000	13.00	
Average Tracts 3-15			\$99,000	12.94	

CROSS TIE RANCHES



CROSS TIE RANCHES



Size Adjustment

These sales all range between 11.90 and 14.10 acres in size and are much larger than the subject site. However, there are no recent land sales that are similar to the subject in size. Therefore, the selected comparable land sales need to be adjusted substantially downward for size.

No Listings Included

Because there are 10 recent sales, there was no need to include any listings as comparables.

Municipal water

The subject site is connected to Carpenter’s municipal water system. This is a positive factor. All of the comparable sales need to be adjusted upward for lack of proximity to a municipal water system. The comparable sales have no municipal water source and will need to have a private well drilled. Tract 1 had a well already drilled when it sold. The well was just over 500 feet deep and was pumping almost 25 gallons per minute when it was tested. This tract sold for \$114,000. The other 9 tracts sold for an average of \$99,000, suggesting a value for the well of about \$15,000.

Proximity to Paved Access

The selected comparable sales are about 2 miles from a paved road, Highway 214. The subject is very close to paved access. The comparable sales should be adjusted upward for proximity to paved access.

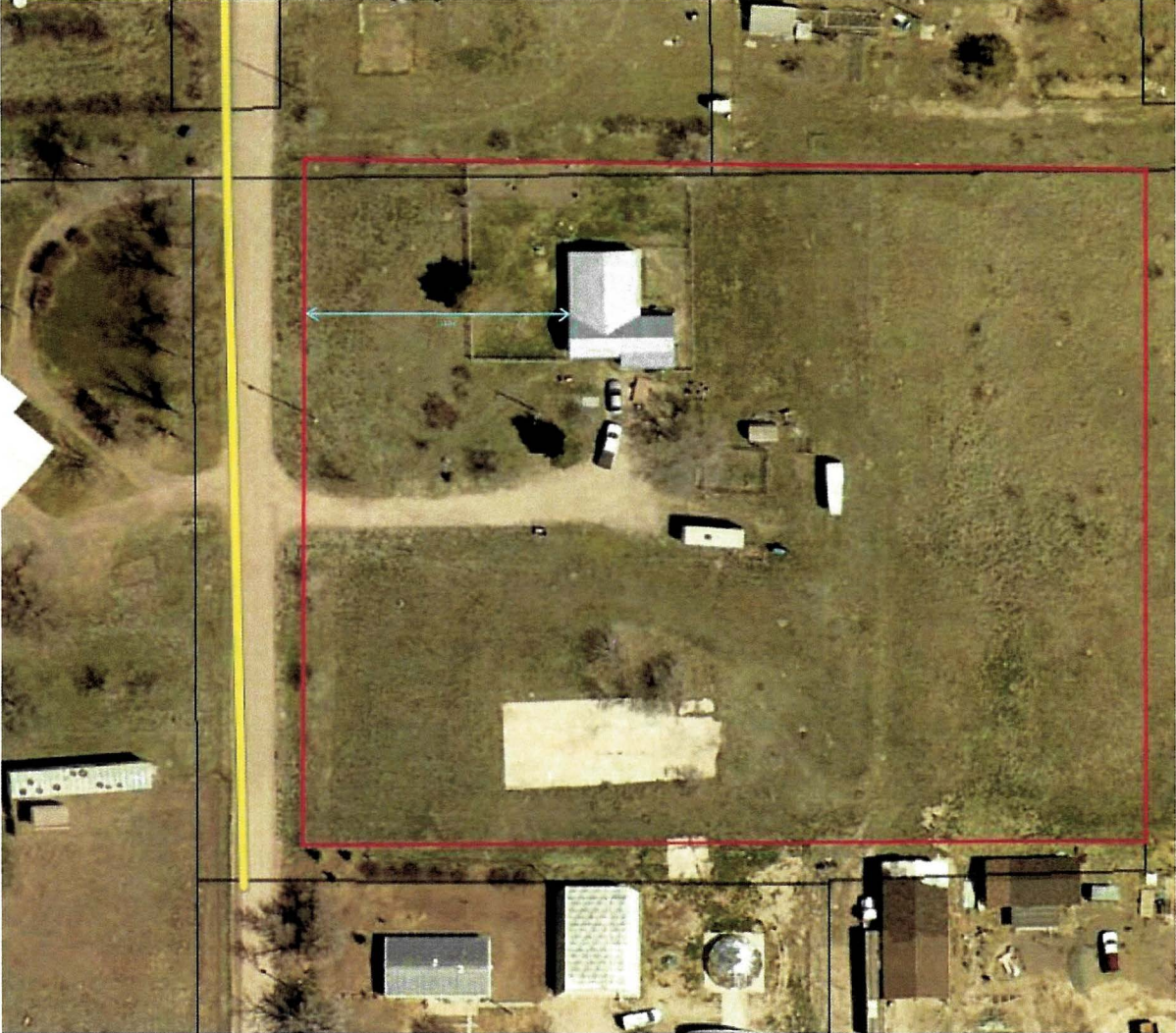
**313 Second Street, Carpenter
Morgan**

- This site totals 3.38 acres.
- The site is connected to municipal water.
- The comparable sales in Cross Tie Ranches need to be adjusted upward for lack of connection to municipal water.
- The comparable sales in Cross Tie Ranches need substantial downward adjustment for size. The sales in Cross Tie Ranches are about 4 times larger than the subject.
- The sales need to be adjusted upward for proximity to paved access.
- After considering the selected comparable land sales, the value of the subject land is estimated at $\$85,000 / 3.38 \text{ acres} / 43,560 = \0.58 per square foot.

ESTIMATED VALUE OF THE SUBJECT AFTER THE ACQUISITION

At this point in the analysis a value of the subject property with the right of way for Second Street in place, or after the acquisition of the right of way, is estimated. The best and most reliable method to estimate the “after” value of the subject would be to locate comparable sales similar to the subject in the after condition. That would be sales similar to the comparables used to support the subject’s value before the acquisition, only with a street in a 50’ wide right of way running along the west boundary of the property. This would be particularly difficult, as there are a limited number of comparables available in the market and they are already much larger than the subject. The challenge is in locating similar sales with only the slightly smaller site and Second Street access as a difference. This is simply not possible in this market. Therefore, overall price per square foot is considered. As discussed in the analysis of the value of the subject property before the acquisition a value of \$85,000 of \$0.58 per square foot is estimated. The subject site will be reduced to a total size of $(3.38 - (320 \times 50))$ 3.01+/- acres. $3.01 \times 43,560 \times \$0.58sf = \$76,047$.

PHOTOGRAPH OF THE HOME IN RELATIONSHIP TO THE PROPOSED RIGHT OF WAY
PHOTOGRAPH FROM ASSESSOR'S WEB SITE



In the photograph above it is clear that the home and the buildings are a significant distance from the proposed right of way. The home is over 100' from the west property line. This indicates that the value of the home would not be impacted by the 50' right of way. Also, it is determined that a street along the west property line would not impact the value of the remaining lot.

Therefore, the value of the subject site after the acquisition of the proposed right of way for Second Street is estimated to be \$76,047.

ESTIMATED VALUE OF THE DAMAGES

One approach to value was used in this analysis. The value estimates are indicated below:

Market value of the site before
\$85,000

Market value of the site after
\$76,047

The value supported by the before and after analysis is \$85,000 - \$76,047 or **\$8,953**.

ADDENDUM

CHRISTOPHER S. BROWN, MAI

EMPLOYMENT:

Appraisals Inc. February 2004 to Present
7915 Braehill Road, Cheyenne, WY 82009
Mobile Phone: #307-286-8980; chris@appraisewyoming.com
Brown Appraisal Services; partner from May 1995 to February 2004
Real Property Analysts in Fresno, California; commercial real estate appraiser from 8/90-4/95

PROFESSIONAL ORGANIZATIONS:

MAI, Appraisal Institute from February 1997 until present.

CERTIFICATION:

Wyoming State Certified General Real Estate Appraiser #321 - Expiration date July 17, 2024.

EDUCATION:

Bachelor of Science Degree/Business Finance - Brigham Young University - Provo, Utah, 1987.

Appraisal Education:	<u>Course Hours</u>
Course 8-1: Appraisal Principles -- 6/16/90	38
Course 8-2: Residential Valuation -- 6/23/90	39
Standards of Professional Practice - Part A -- 3/12/91	15
Standards of Professional Practice - Part B -- 3/14/91	15
Course 120 - Appraisal Procedures -- 9/18/93	3
Course 310 - Basic Income Capitalization -- 11/20/93	39
Course 510 - Advanced Income Capitalization -- 3/26/94	40
Course 540 - Report Writing and Valuation Analysis -- 5/13/95	40
Course 550 - Advanced Applications -- 6/17/95	40
Demonstration Report Writing Seminar -- 1/14/96	14
Comprehensive Appraisal Workshop -- 7/26/96	21
Alternative Residential Reporting Forms - 9/12/97	7
Eminent Domain - Condemnation Appraising - 12/4/97	7
Litigation Skills for the Appraiser - 1/30/98	7
The Internet and the Appraiser - 5/8/98	7
Standards of Professional Practice, Part A (USPAP) - 6/4/98	16
Young Advisory Council/Leadership Development (3/19/99)	9
Loss Prevention Seminar (9/10/98)	4
Appraisal Review, Residential (9/11/98)	7
Cost Approach Seminar (11/13/98)	8
Appraising Manufactured Housing (1/29/99)	7
FHA and the Appraisal Process (8/10/99)	7
Partial Interest Valuation, Undivided (9/24/99)	7
USPAP A & B (11/1/99)	23
USPAP (1/15/03)	16

USPAP (1/28/04)	7
Factors Affecting the Real Estate Transaction (2/19/04)	8
Analyzing Distressed Real Estate (7/15/04)	4
Online Small Hotel/Motel Valuation (7/15/04)	7
USPAP 2005 (5/30/06)	7
USPAP 2006 (5/11/06)	7
Evaluating Commercial Construction (3/13/07)	16
Analyzing Operating Expenses (6/7/07)	7
Business Practices and Ethics (6/14/07)	8
USPAP 2008 (1/15/08)	7
USPAP 2009 (1/14/09)	7
Rates and Ratios, GIM's, OARs, and DCF (5/5/09)	7
USPAP 2010 (1/12/10)	7
Appraisal Standards for Federal Land Acquisitions (2/27/10)	16
Business Practices and Ethics (6/24/10)	5
Understanding the Appraiser's Methods (5/20/11)	4
Law of Easements and Eminent Domain (11/18/11)	6
USPAP (1/12/12)	7
Fundamentals of Separating Real, Personal Property and Intangible Business Assets (3/9/12)	15
Minerals Appraisal Seminar (9/13/13)	8
USPAP (1/9/2014)	7
Subdivision Valuation (6/28/14)	7
Business Practices and Ethics (7/4/14)	7
Discounted Cash Flow Model (7/4/14)	5
Supervisor-Trainee Course (9/9/15)	4
USPAP (1/12/2016)	7
Advanced Spreadsheet Modeling (1/14/16)	14
Wyoming Water Rights 101 (12/8/16)	4
USPAP (7/15/20)	7
Appraisal of Fast Food Facilities (8/17/20)	7
Appraisal of Self-Storage Facilities (8/19/20)	7
Appraisal of Industrial Incubators (8/26/20)	7
USPAP (5/20/22)	7
Introduction to Green Buildings (6/17/22)	7
Subdivision Valuation (6/23/22)	7
Small Hotel / Motel Valuation (6/27/22)	7

WYOMING REAL ESTATE
COMMISSION & CERTIFIED APPRAISER BOARD

License Number 321

NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 07/18/2022

Expires: 07/17/2024

Christopher S. Brown

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

Appraisals, Inc
7915 Braehill Rd
Cheyenne WY 82009

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.



Rebecca J. Zisch, Executive Director





License Number 321

NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 07/18/2022

Expires: 07/17/2024

Christopher S. Brown

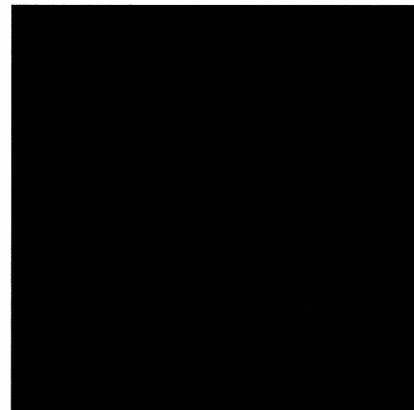
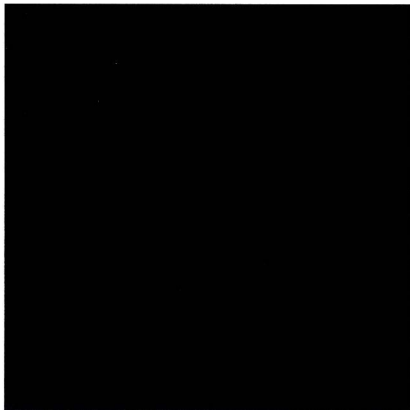
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Cheyenne WY 82009

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WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

Rebecca J. Zisch, Executive Director



JOHN SHERMAN, SRA, MAI

1422 West 32nd Street, Cheyenne, WY 82001

307-631-1771, johnshermanllc@gmail.com

Executive Profile

Mr. Sherman is a Real Estate Appraiser and Consultant with extensive expertise in estimating damages through the use of before and after appraisals, who strives to develop opinions of value that are well supported by sound appraisal theory and techniques, as well as legal statute and legal precedent. He holds the SRA and MAI designations from the Appraisal Institute and a Wyoming Certified Real Estate General Appraisal Certification, and served as Chairman of the Wyoming Certified Real Estate Appraisal Board 2013 - 2016.

Skill Highlights

- Oral and written communication
- Understanding complex legal issues and requirements
- Understanding the data required to support value opinions
- Applying theory, technical expertise and legal requirements to real world situations
- Developing and supporting an opinion of value under strict legal requirements

Core Accomplishments

Have extensive experience developing appraisals and reviewing appraisals that estimate various types of damages usually involving the before and after analysis. Clients involving damage estimates include the Wyoming Department of Transportation, title companies as well as attorneys. Have experience with appraisals of commercial property for several clients including US Bank, ANB Bank, Wells Fargo Bank, First Interstate Bank, Cheyenne State Bank, Pinnacle Bank, US Forest Service, GSA, as well as other banks and government agencies. Have also completed market studies and appraisals for Thunder Creek, Saddle Butte, OneOK, TransWest Express, Black Hills Energy, and Tri-State Generation and Transmission for pipelines and transmission lines.

After a Governor appointment to the Wyoming Real Estate Appraisal Board worked as Chairman (2013 -2016) to direct the duties of the board which included investigating complaints against Wyoming Certified Appraisers.

Led the Right of Way Program of the Wyoming Department of Transportation for over ten years as the Right of Way Administrator, while the program acquired property from 200 - 500 landowners per year, and maintained one of the lowest condemnation rates in the country.

While the Chairman of the Appraisal Review Technical Council of the American Association of State Transportation Officials (AASHTO), successfully influenced the Appraisal Foundation to reconsider changes to USPAP that would have required disclosure of draft appraisal reports.

Worked with a coalition of individuals representing landowner groups, the petroleum industry, the power industry, and the rail industry in the legislature in an attempt to minimize the 2007 changes to Wyoming's Eminent Domain Act.

Professional Experience

John R. Sherman, LLC

March 1990 to Present

Owner

Appraise commercial real estate and right of way projects and provide consulting services regarding real estate values.

Wyoming Department of Transportation

August 2000 to September 2012

Right of Way Administrator

Administered the Right of Way Program. This program is responsible for all real estate acquisitions and disposals for the Transportation Department.

Wyoming Department of Transportation

January 1996 to July 2000

Assistant Right of Way Administrator

Assisted the Right of Way Administrator with his duties. Was responsible for project management.

Wyoming Department of Transportation

October 1988 to January 1996

Review Appraiser

Reviewed all appraisals completed by the Right of Way staff, as well as fee appraisers contracting with the Department. This included field inspections of the subject and the comparable sales. Advised the Administrator on value issues.

Wyoming Department of Transportation

January 1981 to September 1988

Staff Appraiser

Completed appraisals for the acquisition of right of way across the State of Wyoming. This included all types of property from agriculture to commercial.

Education

University of Wyoming

1980

Bachelor of Science: Business with an emphasis in Real Estate

Laramie, WY

Attended 2019 Appraisal Institute Annual Conference in Denver, CO as well as the 3rd Annual National Eminent Domain conference in Scottsdale December 6-7, 2018, sponsored by the Eminent Domain Institute, CLE International. Also completed extensive coursework through the Appraisal Institute, International Right of Way Association, Society of Farm Managers and Rural Appraisers, and National Highway Institute.



License Number 27

NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 05/04/2021

Expires: 05/03/2023

John R. Sherman

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

John R Sherman
1422 West 32nd Street
Cheyenne WY 82001

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

Rebecca J. Zisch, Executive Director



License Number 844

NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

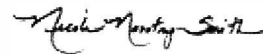
Issued: 08/05/2017
Expires: 08/04/2019

TRACY PAGE

CERTIFIED RESIDENTIAL APPRAISER
AS PROVIDED FOR BY THE LAWS OF WYOMING.

PAGE APPRAISAL CO., LLC
4524 COTTAGE LANE
CHEYENNE, WY 82001

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.



Nicole Novotny Smith Executive Director



File No.: 4523-2042440 (SV)

WARRANTY DEED

Terrie L. Warren, grantor(s) of **Laramie County**, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Cover

Cory Morgan and Heather Morgan, husband and wife, grantee(s),

whose address is: **313 2nd Street, Carpenter, WY 82054** of **Laramie County** and State of **WY**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming
WITH THE EXCEPTION of the following described plot, this plot is in the southwest corner of **Block D** and is **300 by 200 feet** and beginning at the **SW corner of Block D** then **200 feet east**, then **300 feet north** then **200 feet west** then **300 feet south** to **SW corner**, the point of beginning.
LESS that portion contained in Warranty Deed, recorded **September 13, 1996**, in **Book 1432, Page 1770** Records of **Laramie County Wyoming**. Less that portion contained in Warranty Deed, recorded **November 1, 1996**, in **Book 1436, Page 1420** Records of **Laramie County Wyoming**.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 12 day of April, 2013.

Terrie L. Warren
Terrie L. Warren

State of **Wyoming**

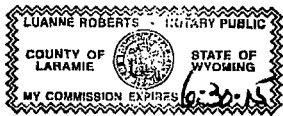
County of **Laramie**

This instrument was acknowledged before me on April 12, 2013 by Terrie L. Warren

Luanne Roberts
Notary Public

My commission expires: 6-30-15

(Seal)



RECORDED 4/19/2013 AT 3:15 PM REC# 613715 JK# 2332 PG# 1189
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

RECORD OF CONVERSATION

Current owner is Cory and Heather Morgan.

On August 30, 2022, John Sherman, Chris Brown, and Tracy Page met with Cory Morgan at 3:30 pm at his home at 313 E 2nd Street in which is the property adjacent to the proposed right of way for 2nd Street, Carpenter Wyoming. It is noted that the Morgan's have owned this property since 4/19/2013.

At time of the meeting Mr. Sherman had Cory sign a permission to appraise form. In discussing this he asked Cory if he was aware of any land sales in the immediate area, in which Cory knew of none. Cory stated that he was supportive of Second Street being a public road.

The Morgan's property is described; as to the west a gravel road which is 2nd Street, and the property 312 2nd Street, to the south, 4834 Road 203 with a property fence dividing the properties. To the north 315 2nd Street and divided by a property fence. Morgan's property next to 2nd Street includes a partial 3 rail metal fence partially completed with the driveway into his property being gravel and located to the south of his fence and north of 4838 Road 203.

Issues discussed with Cory Morgan

When leaving instead of straight access to the highway to the south of 2nd Street which is Road 203, they must drive around. This is also the case for any deliveries.

There is no one maintaining the road after it was blocked off, this road has been here for a very long time. Cory was in favor of the road being dedicated and publicly maintained.

Mr. Morgan did state that the proposed right of way does not impact the value of his home itself, based on its location off 2nd Street. The home sits approximately 130 feet to the east of the proposed 2nd Street right of way.

Cory was in favor of the road being a public road because that will make his home more marketable upon resale. Cory acknowledged that if the road is not public, then his home would not front a public road, which could impact marketability.

APPRAISERS OATH

I John Sherman, Chris Brown and Tracy Page swear and affirm that I have no personal or pecuniary interest in this matter of a Petition for Establishment of a Public Road, and I shall faithfully and impartially discharge my duties as an appraiser.

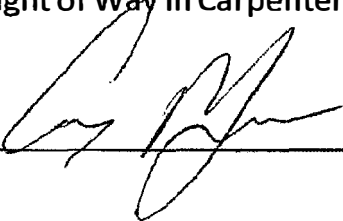
Chris Brown

Tracy Page

John Sherman

PERMIT TO APPRAISE

I CORY AND/OR HEATHER MORGAN (Landowner(s) of 313 2nd St. Carpenter, WY) grant John Sherman, Chris Brown and Tracy Page the right to enter upon my property for the purpose estimating damages caused by the proposed 2nd Street Right of Way in Carpenter, Wyoming. Entry will be coordinated with the landowner.



EXHIBIT

I

Board of County Commissioners

Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, September 20, 2022

3:30 PM

Commissioners Board Room

Roll Call/Call to Order

Present: Chairman Troy Thompson, Vice Chairman Brian Lovett, Commissioner Linda Heath, Commissioner K. N. Buck Holmes, Commissioner Gunnar Malm

Minutes

1. Consideration of the Minutes of Proceedings for Sept 6, 2022.

[22 - 558](#)

Attachments: [Draft Minutes Sept 6, 2022](#)

A motion was made by Commissioner Holmes, seconded by Vice Chairman Lovett, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Consent Agenda

Approval of the Consent Agenda

A motion was made by Commissioner Heath, seconded by Vice Chairman Lovett, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

2. Consideration of the ratification of a resolution authorizing submission of a grant application to the WY Dept of Health for a Health and Human Services Innovation Grant in partnership with the City of Cheyenne Police Dept and Cheyenne Regional Medical Center in the amount of \$597,675.

[22 - 550](#)

Attachments: [Grant Application, WY Dept of Health](#)

This agenda item was approved.

3. Consideration of a resolution authorizing acceptance of an award of a National Fitness Court Grant in the amount of \$30,000 to bring an outdoor fitness court to Clear Creek Park.

[22 - 556](#)

Attachments: [Grant Award, National Fitness Campaign](#)

This agenda item was approved.

4. Consideration of the deletion from the Sheriff's fixed asset inventory of a 2014 Ford Expedition transferred to the Town of Burns. [22 - 551](#)

Attachments: [Asset Deletion, Sheriff, 2014 Ford](#)

This agenda item was approved.

5. Consideration of petitions for a tax refund for tax years 2020 and 2021 for Evertson Operating Co on applications 20-01 and 21-01 in the amount of \$416.79. [22 - 552](#)

Attachments: [2020 Tax Refund Petition 20-01, Evertson Operating Co](#)
[2021 Tax Refund Petition 21-01, Evertson Operating Co](#)

This agenda item was approved.

6. Consideration of the following fees collected by Shooting Sports, \$16,932.80 for July 2022. [22 - 559](#)

Attachments: [July Fees 2022](#)

This agenda item was approved.

Proclamations

7. Consideration of a resolution proclaiming Sept 2022 as National Recovery Month. [22 - 553](#)

Attachments: [Resolution Proclaiming Sept 2022 Natl Recovery Month](#)

County Commissioner Malm read the proclamation and thanked the Board for the support of the past resolutions.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, that this agenda item be approved. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Public Hearings/Rules & Reg's

8. PUBLIC HEARING and consideration of the appraisers' report regarding the establishment of public right-of-way, a 50-foot section of Second St from Adams Ave south to Rd 203, Carpenter, WY. [22 - 554](#)

Attachments: [Appraisers' Report, 2nd Street, Carpenter, Morgan's Parcel](#)
[Appraisers' Report, 2nd Street, Carpenter, Parsons' Parcel](#)

Molly Bennett, Public Works, spoke of the two appraisers' reports. She said two Carpenter landowners claimed damages and read the amounts into the record: Parson's parcel at 4834 Rd 203, \$18,471 and Morgan's parcel at 313 2nd St, \$8,953.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to accept establishment of the right-of-way and pay the affected parties listed in the appraisal reports compensation at the appraised values and instruct the County Attorney to draft conclusions of law and findings of fact supporting this decision. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

Commissioner Malm spoke about the eminent domain process and stated the board exercised due diligence to compensate the affected property owners and respond to petitioners' request to establish the road.

Chairman Thompson directed the County Attorney's office to prepare the findings of fact for the Oct 4, 2022 agenda.

Land Use:Variances/Board App./Plats

9. PUBLIC HEARING regarding board approval for an RV campground expansion located at Capitol Tracts, Tract 4, less .218 acres, Laramie County, WY, as shown in Book 1328, Page 117 at the Laramie County Clerk and Real Estate Office.

[22 - 557](#)

Attachments: [Harrington, Board Approval](#)

Michael Surface, Planning, said Marc and Jane Harrington submitted an application for approval of an RV campground expansion of eight spaces. The RV campground is at 1529 W College Dr and the proposed expansion site is located on the southern part of the property along Hellwig Rd. If board approval is granted, a site plan is required to be approved.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

Mr. Surface said based on evidence provided, staff recommends approval of the RV campground as a use with the adoption of findings of fact a and b.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Vice Chairman Lovett, seconded by Commissioner Heath, to approve the RV campground located on Capitol Tracts, Tract 4, less .218 acres, Laramie County, WY, as shown in Book 1328 Page 117 and adopt the findings of fact a and b of the staff report, along with the attached "Exhibit A". The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Holmes, Malm

10. PUBLIC HEARING regarding vacation of a note on the Bison Crossing, 8th Filing plat.

22 - 560

Attachments: [Bison Crossing, 8th Filing, Note Vacation Letter, Public Works Director, Bison Crossing 8th, Filing](#)

Justin Arnold, Planning, said Ronnie Lopez on behalf of Bison Crossing, 8th Filing, Road Maintenance Assoc, submitted an application for a vacation of Note 6 on the Bison Crossing, 8th Filing plat. If approved, Public Works would take on maintenance of the roads within Bison Crossing, 8th filing, subdivision.

Mr. Lopez noted he is not requesting a complete vacation of Note 6, only the portion on road maintenance. Mr. Lopez acknowledged the possibility of other subdivisions making the same request. However, he said the association's request is different because the County maintains both ends of the loop leading into the subdivision as one continuous road. He also pointed out the county is currently maintaining roads for all but two phases of the subdivision. He said the road was built to county standards, is dedicated to the public but is currently privately maintained. Mr. Lopez said it makes sense for the county to take over road maintenance for logistical and continuity of maintenance reasons. Mr. Lopez talked about the proposal to hand over \$30,000 from the association to the county for maintenance of the road.

Mr. Arnold said based on evidence provided, staff recommends the board deny the application to remove plat Note 6 requiring private maintenance of the road.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Guy Whitlock, resident, spoke about the safety issue of graders having to back up. Logan Wiley, resident, spoke about his willingness for the \$30,000 to be transferred to the county to help with road maintenance. Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to amend Note 6 on Bison Crossing, 8th filing, to strike everything

after the comma following "public" in the first sentence and add "County to maintain this public road."

Commissioner Malm said he would like to discuss the funding issue separately from the motion and proposed a meeting between the homeowners association (HOA) and Public Works on how the funds will be used.

Commissioner Holmes spoke about the history of the filing. He noted the developers did not wish to include county maintenance of the road. He expressed concerns about the county accepting maintenance of the road and noted that Public Works in the past had requested the county not take on additional maintenance because of the burdens of staffing, equipment and funding.

Chairman Thompson said he feels it makes sense to accept maintenance of the road because the county is doing the road on both sides and it is a closed loop. He noted that if other subdivisions request the same consideration, the Board can take each subdivision on a case-by-case basis.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to amend the original motion to include the language that prior to amending Note 6 on the plat, the county and the homeowners association will enter into an MOU for the use of road maintenance funds currently held by the HOA.

Chairman Thompson requested staff opinion on the amendment. Ms. Bennett said within the MOU the county could differentiate where the funds go. She questioned the MOU's purpose. Commissioner Malm explained it would be a basic MOU that would outline where funds are going and allow for expectations.

Mr. Lopez said if their request is approved, they would expect the county to maintain the road in conformity with maintenance of surrounding roads. He said the funds do not need to be specifically segregated but would be a contribution applied to general road maintenance.

Chairman Thompson explained he was not in favor of the MOU because the county has an established way of maintenance.

The motion failed by the following vote:

Nay: Thompson, Lovett, Heath, Holmes, Malm

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to amend the original motion to include acceptance of the proposal offered by the homeowners association. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Malm

Nay: Holmes

Monique Meese, County Attorney, said adoption of the language in the amendment assumes the transfer of the funds to the county for road maintenance.

Commissioner Holmes expressed his concerns about transferring the funds to the county for road maintenance and asked if it sets a precedent.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved as amended. The motion carried by the following vote:

Aye: Thompson, Lovett, Heath, Malm

Nay: Holmes

The meeting adjourned at 4:23 pm.

CERTIFICATION

I, Debra K. Lee, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Tuesday, Sept 20, 2022.

Approved by : Debra K. Lee, County Clerk

Reviewed by : Troy Thompson, Chairman,
Board of County Commissioners

Reasonable Accommodations

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources at (307) 633-4355 or lchr320@laramiecounty.com at least two business days prior to the meeting.