

Board of County Commissioners

Minutes of the Proceedings - Draft

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, January 6, 2026

3:30 PM

Commissioners Board Room

Roll Call/Call to Order

Present: Chairman Gunnar Malm, Vice Chairman Troy Thompson, Commissioner Linda Heath, Commissioner Don Hollingshead, Commissioner Ty Zwonitzer

Agenda Priority Item

1. In recognition of the first responders and partner agencies for their swift and effective response to the Terry Ranch Rd Fire. [26 - 011](#)

Chairman Malm spoke about the Dec 17, 2025, grassfire south of Cheyenne. He acknowledged the cooperation and support of the many entities that participated in protecting lives, homes, and structures. He noted the majority of the entities are funded by property taxes which are dollars well spent to support the health and safety of all Laramie County residents.

Commissioner Heath spoke about a recent fire south of Pine Bluffs and the cooperation in protecting that community and ranch lands.

2. Election of a new Chairman and Vice Chairman of the Board of Laramie County Commissioners for calendar year 2026. [26 - 001](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, that Gunnar Malm be elected Chairman and Troy Thompson be elected as Vice Chairman for calendar year 2026. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead, Zwonitzer

Minutes

3. Consideration of the Minutes of Proceedings for Dec 16, 2025.

[26 - 002](#)

Attachments: [Draft Minutes Dec 16, 2025](#)

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

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Consent Agenda

Approval of the Consent Agenda

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

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

4. Consideration of the ratification of a resolution authorizing submission of a grant application to the WY State Forestry Div, Urban and Community Forestry Program, for a 2025 Inflation Reduction Act (IRA) grant in the amount of \$100,000 to purchase, install and remove trees at Clear Creek Park.

[26 - 008](#)

Attachments: [Grant Application, WY State Forestry Div, IRA](#)

This agenda item was approved.

5. Consideration of the first amendment to the grant agreement between Laramie County, WY, and Cheyenne Regional Medical Center for the Coroner Community Benefit grant award to increase the amount to \$7,500 to run through June 30, 2026, to provide support to the Laramie County Grief Support Group and the Laramie County LOSS team.

[26 - 005](#)

Attachments: [First Amendment, Community Benefit Award, CRMC, Coroner](#)

This agenda item was approved.

6. Consideration of an addendum to forensic pathology services agreement between Laramie County, WY, and FPS (Forensic Pathology Services) to modify the agreement to provide services in consultation with the medical examiner and coroner system including but not limited to certified contractors to perform forensic autopsies, external examinations and autopsy assistant duties. [26 - 009](#)

Attachments: [Addendum, FPS](#)

This agenda item was approved.

7. Consideration of an addendum between Laramie County, WY, and Summit Fire & Security, LLC, in the amount of \$38,892.91 to provide and install a new fire panel and other necessary equipment and smoke detectors at the Laramie County Governmental Complex, 309 W 20th St. [26 - 006](#)

Attachments: [Addendum, Summit Fire & Security, LLC, Laramie County Governmental Complex](#)

This agenda item was approved.

8. Consideration of amendment one to real property sublease (8-09807) between Cheyenne Laramie County Health Dept, dba Cheyenne Laramie County Public Health, and the State of Wyoming, Dept of Administration and Information General Services Division, to sublease 1,950 square feet of office space located at 100 Central Ave for the Dept of Health, WIC program. The purpose of the amendment is to a) extend the term of the sublease through June 30, 2028 and b) update the pay table. [26 - 016](#)

Attachments: [Amendment One, Sublease, State of Wyoming](#)

This agenda item was approved.

9. Consideration of a catering permit submitted by S&W Properties, LLC, dba Vinos Wine and Spirits, for an event on Jan 16, 2026, at the Archer Complex. [26 - 012](#)

Attachments: [24-hour Permit, Vinos Wine and Spirits, Jan 16, 2026](#)

This agenda item was approved.

10. Consideration of a catering permit submitted by S&W Properties, LLC, dba Vinos Wine and Spirits, for an event on Feb 21, 2026, at the Archer Complex. [26 - 013](#)

Attachments: [24-hour Permit, Vinos Wine and Spirits, Feb 21, 2026](#)

This agenda item was approved.

11. Consideration of the following fees collected by various county entities for Nov 2025: County Clerk, \$126,572.67; Sheriff, \$72,357.02; Clerk of District Court, \$19,451.36; Shooting Sports, \$18,214.29; Planning & Development, \$165,335.25; Circuit Court, \$71,451.00; DUI Court, \$870.00; Drug Court, \$200.00.

[26 - 015](#)

Attachments: [Nov Fees 2025](#)

This agenda item was approved.

12. Consideration of the following part-time salaries in the amount of \$60,810.12 for Dec 2025: Planning, \$505.24; Shooting Sports, \$6,532.09; Buildings/Maintenance, \$19,745.52; Sheriff Operations, \$2,107.06; Detention, \$28,511.77; Events, \$724.05; District Court, \$598.81; Drug/DUI Courts, \$2,085.58.

[26 - 017](#)

Attachments: [Dec Part-time Salaries 2025](#)

This agenda item was approved.

Warrants

13. Consideration of warrants in the amount of \$2,681,220.52 for Dec 2025.

[26 - 018](#)

Attachments: [Dec Warrants 2025](#)

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

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Resolutions

14. Consideration of a nunc pro tunc resolution to file a vacation in regard to Frank Ct and associated rights of way per Board of County Commissioners' resolution (880105-09 and RP-257).

[26 - 019](#)

Attachments: [Resolution, Vacation Frank Ct](#)

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

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Contract/Agreement/Leases

15. Consideration of an addendum between Laramie County, WY, and Range Renovation Consulting, Inc, in an amount not to exceed \$50,889 to provide parts and labor for baffle leveling, remediation and report on the bullet trap at the Shooting Sports Complex, 13802 Bullseye Blvd.

[26 - 003](#)

Attachments: [Addendum, Range Renovation Consulting, Inc](#)

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

Aye: Malm, Thompson, Heath, Hollingshead,
 Zwonitzer

16. Consideration of an addendum to master software license and services agreement between Laramie County, WY, and KNOWiNK, LLC, in the amount of \$254,775 to provide, install, and set up an electronic poll book system, to license certain software, and to train designated county personnel in the use of the system.

[26 - 007](#)

Attachments: [Addendum, KNOWiNK, LLC](#)

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

Aye: Malm, Thompson, Heath, Hollingshead,
 Zwonitzer

Appointments

17. Consideration of a resolution appointing a member to the Cheyenne Regional Airport Board to a five-year term, expiring Dec 31, 2030.

[26 - 004](#)

Attachments: [Airport Board Appointment](#)

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, to appoint Garry Chadwick. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
 Zwonitzer

Land Use:Variances/Board App./Plats

18. Consideration of the cancellation of a PUBLIC HEARING regarding the modest subdivision permit and plat for Walden Ranch Estates, 4th Filing, Laramie County, WY. [26 - 014](#)

Attachments: [Cancellation of Modest Plat, Walden Ranch Estates, 4th Filing](#)

Justin Arnold, Planning, said the applicant informed the project will not be completed and requested the application be withdrawn. No board action is required.

The executive summary was received and filed.

19. PUBLIC HEARING regarding the Project Jade site plan and the BFC Power and Cheyenne Power Hub Project site plan located in Sects 5 and 7, T12N, R66W, of the 6th PM, Laramie County, WY. [26 - 023](#)

Attachments: [Resolutions, Power and Cheyenne Power Hub Project Site Plans, Revised Project Jade and BFC Power and Cheyenne Power Hub Project Site Plans](#)

Justin Arnold, Planning, said Tallgrass Integrated Solutions, LLC, and WY DC 1, LLC, submitted applications for the Project Jade site plan and the BFC Power and Cheyenne Power Hub Project site plan. He said the projects require two separate board actions.

Arnold said the two projects were combined into a single report for ease of readability. The purpose of the projects is to develop a data center (Project Jade) and a power plant (BFC Power and Cheyenne Power Hub Project) within the newly formed Switchgrass Industrial Park. He said board approval is requested because the projects have significant impact on the surrounding area. Arnold said Project Jade's site will be developed on Sect 5, a 600-acre parcel, and will consist of five data center buildings, two support buildings, and associated infrastructure. He said the BFC Power and Cheyenne Power Hub's site will be developed on Sect 7, a 659-acre parcel, and will consist of two power generation facilities and associated infrastructure.

Raymon Williams, Tallgrass, Matt Field and Sara Axelrod, Crusoe, spoke about their respective companies and projects. They noted the various mitigation efforts that will be undertaken, including limiting truck traffic in residential areas, acquiring water from the Lance Formation aquifer, and opening a local office with a dedicated liaison to answer resident questions and help with issues. They said the projects represent a significant investment in Laramie and will help move the country forward by making it more competitive as an AI leader. They said the projects are being developed with the community in mind to maximize benefits and minimize impacts.

Arnold said based on evidence provided, staff recommends approval of both site plans with the adoption of findings of fact a and b with four conditions: 1) All agency comments will be addressed, and/or corrected prior to the issuance of a Certificate of Review by Laramie County Planning and Development, 2) Access and Drainage easements will be recorded with the County Clerk's office prior to the issuance of a Certificate of Review by Laramie County Planning and Development, 3) Legal access to the property must be established and 4) Approval from WYDOT is required.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Randy Fox, Hyndman Heights HOA, expressed concerns about traffic congestion, questioned whether there is a sufficient survey of the Lance Formation, creation of a man camp, and asked whether there is a need for future review if the power plant increases in size. Fox expressed that the companies have been responsive and have demonstrated good neighborliness, and that some concerns have been alleviated through the review of the staff report.

Amber Leyba, Greater Cheyenne Chamber of Commerce; Senator Evie Brennan, SD31; Chief of Staff Drew Perkins, Governor's office; Riley McCauley and Noah Loetscher, Western States Regional Council of Carpenters; Betsy Hale, LEADS; Pete Obermueller, Petroleum Association of Wyoming; Tyler McLachlan and Tucker Fagan, residents, support the projects. Comments included the positive economic impact of projects which help Laramie County remain competitive, opportunities for young people to stay in Wyoming, national security, advancements and the need to win the AI race, closed-loop data center using water, self-power generation, expansion of additional core industries, creation of jobs and return on investments.

Ryan Cox, State Engineer's office, said he believes the applicants will be 100 percent within the Lance Formation when the projects are completed.

Commissioner Heath expressed concerns about the impact of workers staying in hotels, the limitation on tourists' ability to get rooms, and decreased revenue from lodging taxes when workers remain for more than 30 days.

Thomas White and Michelle Jessica, residents, expressed concerns about contamination and consumption of groundwater, traffic, lighting, changes to the viewshed, and the need to fund the educational system.

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

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, to grant approval of the Project Jade site plan permit, and adopt the findings of fact a and b of the staff report with the following conditions: 1) All agency comments will be addressed, and/or corrected prior to the issuance of a Certificate of Review by Laramie

County Planning and Development, 2) Access and Drainage easements will be recorded with the County Clerk's office prior to the issuance of a Certificate of Review by Laramie County Planning and Development, 3) Legal access to the property must be established and 4) Approval from WYDOT is required. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, to grant approval of the BFC Power and Cheyenne Power Hub Project site plan permit, and adopt the findings of fact a and b of the staff report with the following conditions: 1) All agency comments will be addressed and/or corrected prior to the issuance of a Certificate of Review by Laramie County Planning and Development, 2) Access and Drainage easements will be recorded with the County Clerk's office prior to the issuance of a Certificate of Review by Laramie County Planning and Development, 3) Legal access to the property must be established and 4) Approval from WYDOT is required.

Commissioner Thompson said if residents have concerns, they should come and talk with the board. He noted he feels the applicants will be good neighbors, as demonstrated by Fox's testimony.

Commissioner Zwonitzer echoed the sentiments regarding stakeholder engagement and due diligence. He spoke about how Tallgrass will use Wyoming's legacy industries. Commissioner Zwonitzer said the power plant will be located out of sight and will have a low visual impact.

Commissioner Heath said there will be pros and cons to every project or change coming into the community. She spoke about property taxes and reinvesting in education, which are under the state legislature's control. Commissioner Heath discussed the benefits, noting that applicants will pay property and sales taxes, which will benefit education and county services.

Commissioner Hollingshead said, as a father and grandfather, one thing he considers in evaluating developments in Laramie County is keeping our young people here, and he wants it to be a multi-generational community.

Chairman Malm spoke about private property rights, mitigating risks and ensuring public safety. He expressed hope that the legislature will fund education at the level needed. On the subject of water, he said the applicants will use significantly less water than if the land were a subdivision. He spoke about the county's future role at the forefront of the next arms race in AI and compared it to our role in nuclear deterrence.

He noted how proud he is of the military and what the county has accomplished for generations, now and in the future.

The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

The meeting adjourned at 5:30 pm.

Reasonable Accommodations

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources at (307) 633-4355 or humanresources@laramiecountywy.gov at least two business days prior to the meeting. Per WS §18-3-516(f), access to county information can be obtained at laramiecountywy.gov.