

# Board of County Commissioners

## Minutes of the Proceedings - Draft

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001



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**Tuesday, December 19, 2023**

**3:30 PM**

**Commissioners Board Room**

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### 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 Dec 5, 2023.

[23 - 595](#)

**Attachments:** [Draft Minutes Dec 5, 2023](#)

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

### Consent Agenda

#### Approval of the Consent Agenda

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

2. Consideration of an addendum between the Laramie County, WY, and Noise Pollution to provide Noise Pollution: the AC/DC Experience at the Event Center at Archer in an amount not to exceed \$6,500.

[23 - 585](#)

**Attachments:** [Addendum, Noise Pollution](#)

This agenda item was approved.

3. Consideration of an addendum between Laramie County, WY, and the Orozco Security Agency, Inc, (OSA) to modify the work order agreement to allow contracting with OSA to provide needed security services, attachment A.

[23 - 586](#)

**Attachments:** [Addendum to OSA Security Work Order Agreement](#)

This agenda item was approved.

**Grants**

4. Consideration of an amendment between Laramie County, WY, and Wyoming Machinery Co to remove the trade-in of three 2018 John Deere graders. This changes the contract price from \$944,250 to the bid price of \$1,305,750. [23 - 591](#)

**Attachments:** [Amendment, Wyoming Machinery Co](#)

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

**Contract/Agreement/Leases**

Commissioner Malm announced he had a conflict of interest with agenda item #5.

5. Consideration for an amendment to legal services agreement between Laramie County, WY, and Bailey Stock Harmon Cottam Lopez, LLP, to add provisions to legal services agreement (230905-24) to pay \$50,000 to hold in trust for services. The term of agreement and amendment shall remain in full force and effect until June 30, 2025. [23 - 594](#)

**Attachments:** [First Amendment to Legal Services Agreement, Bailey Stock Harmon Cottam Lopez, LLP](#)

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

**Recused:** Malm

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**Land Use:Variances/Board App./Plats**

6. PUBLIC HEARING regarding vacation of Tracts 1 and 2, Ironhorse, 1st Filing, Laramie County, WY, and approval of an administrative plat known as Keller Ranch at Ironhorse.

[23 - 592](#)

**Attachments:** [Keller Vacation and Administrative Plat, Keller Ranch at Ironhorse](#)

Cate Cundall, Planning, said Palma Land Planning, LLC, on behalf of Trent and Tanya Keller, submitted an administrative plat application for Keller Ranch at Ironhorse, located on Tracts 1 and 2, Ironhorse, 1st Filing, Laramie County, WY. She said the property lies on the southwest corner of W Ole Maverick Rd intersecting Yellowstone Rd, and the administrative plat does not create additional parcels. She said the application was submitted to reconfigure the line dividing the two parcels and to expand the existing public W Ole Maverick Rd right-of-way (ROW) to the 40' width to meet county road standards; W Ole Maverick Rd ROW shall be dedicated to the public and will be privately maintained. Ms. Cundall said the existing easements will remain between the two tracts, which include a 40' ingress/egress and drainage easement onto Yellowstone Rd, a 16' utility, landscape, and drainage easement, and a 50' setback easement. She said a 20' egress easement is proposed by the city of Cheyenne on the southwest corner to accommodate future alternative access.

Casey Palma, agent, spoke about the 20' egress easement and said the applicant is not thrilled with condition #2 which would dedicate additional ROW in order to align W and E Ole Maverick Rds. He said there is no intent for the property to have access from Ole Maverick Rd.

Ms. Cundall said based on evidence provided, staff recommends approval with the adoption of findings of fact a and b with the following options and conditions: 1) All agency review comments shall be addressed and 2) Realignment of W Ole Maverick Rd with E Ole Maverick Rd.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Seth Lloyd, city of Cheyenne, requested the board allow for the 20' easement for future alignment of the road to help prevent accidents. Mr. Palma said at some point there may be additional traffic and proposed the idea of a road reservation. He noted the applicant would be unable to bear the cost to realign the road. Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to approve the vacation of Tracts 1 and 2, Ironhorse, 1st Filing, and approve the Keller Ranch at Ironhorse administrative plat using option 1 of the staff report, the condition that all agency review comments be addressed, and findings of fact a of the staff report.

Commissioner Malm spoke about the road reservation and cost. He noted the city of

Cheyenne turned down the outside user agreement and he felt it inappropriate for the city to request a condition that would inflict further cost on the development.

The board discussed the road reservation and decided not to include it. Chairman Thompson stated there were only a few houses in the area, and if the city annexed that area, it would have the opportunity to purchase the property or a ROW.

The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

**The meeting adjourned at 3:52 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 [lchr320@laramiecounty.com](mailto:lchr320@laramiecounty.com) 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](http://laramiecountywy.gov).