

# Board of County Commissioners

## Minutes of the Proceedings - Draft

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001



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**Tuesday, April 21, 2026**

**3:30 PM**

**Commissioners Board Room**

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### Roll Call/Call to Order

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

### Minutes

1. Consideration of the Minutes of Proceedings for April 7, 2026.

[26 - 210](#)

**Attachments:** [Draft Minutes April 7, 2026](#)

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

**Aye:** Malm, Thompson, Heath, Hollingshead, Zwonitzer

2. Consideration of the ratification of a resolution authorizing submission of a grant application to Cheyenne Regional Medical Center, FY27-28 Laramie County Prevention Grant, to request funds to purchase DARE curriculum materials and provide certification training for the Sheriff's office in the amount of \$5,127.55.

[26 - 185](#)

**Attachments:** [FY27-28 Prevention Grant Application, CRMC, Sheriff](#)

This agenda item was approved.

3. Consideration of the ratification of a resolution authorizing submission of a grant application to the WY Association of Sheriffs and Chiefs of Police requesting funds to purchase 15 vital monitor sensors for the adult detention center and the juvenile detention center in the amount of \$96,950. [26 - 188](#)

**Attachments:** [Grant Application, WASCOP, Vital Monitoring](#)

This agenda item was approved.

4. Consideration of a resolution authorizing submission of a grant application to the Dept of Justice for a FFY25 Edward Byrne Memorial Justice Assistance Grant to be shared between the city of Cheyenne Police Dept and the Sheriff's office in the amount of \$64,810 (City \$51,917.00 and County \$12,893.00). [26 - 195](#)

**Attachments:** [Grant Application, Dept of Justice, FFY25 Byrne JAG](#)

This agenda item was approved.

5. Consideration of a resolution authorizing submission of a FY26 grant application to Cheyenne Regional Medical Center, General Community Benefit Grant, requesting funds for the Sheriff's office's Victims Witness Program in the amount of \$2,490. [26 - 197](#)

**Attachments:** [FY26 General Community Benefit Application, CRMC, Sheriff](#)

This agenda item was approved.

6. Consideration of a subrecipient agreement between Laramie County, WY, and the WY State Forestry Division, Urban and Community Forestry Program, for a cost-share grant in the amount of \$5,000 with a cash match of \$5,125 to purchase and plant up to 38 trees at the Laramie County Events RV Park. [26 - 203](#)

**Attachments:** [Subrecipient Agreement, WY State Forestry Division](#)

This agenda item was approved.

7. Consideration of a cooperative agreement between WY Dept of Transportation and Laramie County, WY, to set forth the terms and conditions by which the Sheriff will perform road closure gate duties upon request of the WY Highway Patrol. [26 - 205](#)

**Attachments:** [Cooperative Agreement, WYDOT](#)

This agenda item was approved.

8. Consideration of a catering permit submitted by S&W Properties, LLC, dba Vinos Wine and Spirits, for an event on May 1, 2026, at the Archer Complex. [26 - 198](#)

**Attachments:** [24-hour Permit, Vinos Wine and Spirits, May 1, 2026](#)

This agenda item was approved.

9. Consideration of six one-day catering permits submitted by DeLancey Enterprises, LLC, dba Hell on Wheels Package Liquors, for an event on June 5, 12, 26, July 10, Aug 21, and 28 at the Archer Complex. [26 - 187](#)

**Attachments:** [24-hour Permit, Hell on Wheels Package Liquors, June 5, 12, 26, July 10, Aug 21, and 28](#)

This agenda item was approved.

### Proclamations

10. Consideration of a resolution proclaiming April 2026 as Child Abuse Awareness and Prevention Month. [26 - 189](#)

**Attachments:** [Resolution Proclaiming April 2026 Child Abuse Awareness and Prevention Month](#)

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

11. Consideration of a resolution proclaiming April 21, 2026, as National Service Recognition Day. [26 - 190](#)

**Attachments:** [Resolution Proclaiming April 21, 2026, National Service Recognition Day](#)

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

12. Consideration of a resolution appointing a member to the board of Community Action of Laramie County to complete a three-year term left vacant by Isaac Lloyd, expiring June 30, 2028. [26 - 191](#)

**Attachments:** [Community Action of Laramie County Board Appointment](#)

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

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

## Resolutions

13. Consideration of a resolution authorizing the issuance of commercial credit cards and a credit limit. [26 - 206](#)

**Attachments:** [Resolution Authorizing Commercial Credit Cards and a Credit Limit](#)

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

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

## Bids/Purchases

14. Consideration of a resolution authorizing submission of the notice of award to Connell Resources, Inc, for RFP 0001 Chalk Bluff Rd (CR 203) Improvements Project in an amount not to exceed \$10,488,440.70. [26 - 196](#)

**Attachments:** [Resolution, Connell Resources, Inc, RFP 0001 Chalk Bluff RD \(CR 203\) Improvements Project NOA Notice of Award, Connell Resources, Inc, RFP 0001 Chalk Bluff Rd \(CR 203\) Improvements Project](#)

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

15. Consideration of a resolution authorizing submission of contract 0001 Chalk Bluff Rd (CR 203) Improvements Project between Laramie County, WY, and Connell Resources, Inc, in an amount not to exceed \$10,488,440.70. [26 - 211](#)

**Attachments:** [Resolution, Connell Resources, Inc, 0001 Contract Chalk Bluff Rd \(CR 203\) Improvements Project Contract, Connell Resources, Inc, 0001 Contract Chalk Bluff Rd \(CR 203\) Improvements Project](#)

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

### **Contract/Agreement/Leases**

16. Consideration of the adoption of bylaws governing the Laramie County Planning Commission and vacating prior bylaws. [26 - 208](#)

**Attachments:** [Bylaws, Laramie County Planning Commission](#)

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

### **License/Permits**

17. PUBLIC HEARING regarding a transfer of a county malt beverage permit submitted by Harrington's Pub, Inc, dba Harrington's Pub, located at 1529 W College Dr. [26 - 192](#)

**Attachments:** [Harrington's Pub Malt Beverage Permit Application](#)

County Clerk Debra Lee said the transfer was a name change to a corporation.

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

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

18. PUBLIC HEARING regarding a seasonal fireworks permit submitted by J&R Landis Enterprises, LLC, dba USA Fireworks, located at 102 W College Dr. [26 - 184](#)

**Attachments:** [Application, USA Fireworks, 102 W College Dr Permit Conditions](#)

Matt Butler, Fire Warden, said inspections were completed. Commissioner Thompson noted that Stage 1 fire restrictions are in place.

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

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

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

Items #19 and #20 were combined into one public hearing with separate motions.

19. PUBLIC HEARING regarding a yearly fireworks permit submitted by Phantom Fireworks, LLC, located at 227 I-25 Service Rd East.

[26 - 193](#)

**Attachments:** [Application, Phantom Fireworks, 227 I-25 Service Rd E Permit Conditions](#)

Matt Butler, Fire Warden, said inspections were completed and Stage 1 fire restrictions are in place.

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

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

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

20. PUBLIC HEARING regarding a yearly fireworks permit submitted by Phantom Fireworks Showrooms, LLC, located at 239 I-25 Service Rd East.

[26 - 194](#)

**Attachments:** [Application, Phantom Fireworks, 239 I-25 Service Rd E Permit Conditions](#)

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

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer



projects in the Horse Creek area.

Michael White and Charlie Farthing, residents, expressed support for the project. Their comments focused on stewardship, historical mining in the area, local material needs, and property rights.

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

A motion was made by Vice Chairman Thompson, seconded by Commissioner Zwonitzer, to approve the Class C Conditional Use Permit for the Horse Creek Rock Quarry Expansion, located in a portion of land situated in the E1/2 Sect 31, S1/2 Sect 32, T18N, R70W, and E1/4 NE1/4 Sect 5, E1/2 Sect 6, T18N, R69W, of the 6th PM, Laramie County, and adopt the findings of facts a, b and c of the staff report with the following condition: Comply with and provide a copy of the approved Department of Environmental Quality permit. The motion carried by the following vote:

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

The Board recessed at 4:33 pm and reconvened at 4:37 pm.

- 23.** PUBLIC HEARING regarding review and action on a Class C conditional use permit for the Bit-O-Wyo Ranch and Events, located in a portion of land situated in the NE1/4 of Sect 11, T14N, R70W, of the 6th PM, Laramie County, WY.

[26 - 204](#)

**Attachments:** [Bit-O-Wyo Ranch and Events Class C Conditional Use Permit](#)  
[Exhibit A, Bit-O-Wyo Ranch and Events Class C Conditional Use Permit, Revised](#)  
[Handout, Bit-O-Wyo](#)  
[Handout, Bit-O-Wyo, Quantum, LLC](#)  
[Handout, Zimmerman](#)

Justin Arnold, Planning, said Riedel Ventures, LLC, dba Bit-O-Wyo Ranch and Events, on behalf of landowner, Tania Riedel, submitted an application for a Class C conditional use permit (CUP) for the Bit-O-Wyo Ranch and Events project. He said the purpose of the project is to continue the historical use of the business as a public event and recreational venue. Arnold noted the business had ceased operations for over a year, requiring board approval for a CUP.

Tania Riedel, Austin and Lacey Coward, and Jeff Boldt, representatives for the applicant, explained they are coordinating with BLM on roadwork and with other agencies to address safety concerns. The applicant plans to use shuttles to transport guests, with exceptions for selected guests and some disabled guests who will drive

personal vehicles on site. Partnerships, mitigation work and public concerns were discussed.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a, b and c with six conditions: 1) Applicant must bring Brush Creek Rd to current County standards for a public roadway and the private access easement through Bureau of Land Management parcel to current County standards; 2) Applicant must show proof from Environmental Health that they have satisfied standards for commercial use; 3) Show proof of an approved and recorded easement agreement between landowner and the Bureau of Land Management; 4) Noise shall not exceed 50 dB at the property line for all commercial events; 5) All events must terminate at 10 pm; and 6) Limit attendance at all events to total of 100 people including staff.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Jason Caughey, Charles Miller, Eric Zimmerman, John Ysebaert, Jake Behringer, Lisa Losee, Nancy Sleper, Kelly Zimmerman, Kim Buffam, Lindy Rose, Adonia Deakin, Annalisa Miller, Jeff Dierksen, Katherine Moreno, Tom Bougsty, Toni Brannan, Chuck Brannan, Phil Robertson, Devante Anderson, Paul Fernandez, Kirsten Anderson, residents and landowners, spoke on the item. Those in opposition said it is premature due to no BLM right-of-way, safety and access issues, concerns about fire risk, trespassing, noise levels, and the need for consistent road standards. Those in support emphasized tourism/community value, and praised the applicant's planning with emergency services and conservation partners.

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

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, to approve of the Class C conditional use permit for the Bit-O-Wyo Ranch and Events, located in a parcel of land situated in the NE1/4 of Sect 11, T14N, R70W, of the 6th PM, Laramie County, WY, and adopt the findings of facts a, b and c of the staff report with the following conditions: 1) Applicant must bring Brush Creek Rd to current County standards for a public roadway and the private access easement through Bureau of Land Management parcel to current County standards for private access, 2) Applicant must show proof from Environmental Health that they have satisfied standards for commercial use, and 3) Show proof of an approved and recorded easement agreement between landowner and the Bureau of Land Management.

The board discussed whether attendance and noise limits should be in the CUP or in the site plan; staff recommended including conditions in the CUP.

A motion was made by Vice Chairman Thompson, seconded by

Commissioner Hollingshead, to include the following conditions: 4) All events must terminate at 10 pm; 5) Limit attendance at all events to 100 guests plus staff. The motion carried by the following vote:

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

After further discussion on conditions, the board declined to include a specific decibel limit as a condition.

The board noted citizens can submit complaints for violations; the county can cite violations and seek injunction/revocation for repeated noncompliance.

The main motion as amended carried by the following vote:

**Aye:** Malm, Thompson, Heath, Hollingshead,  
Zwonitzer

### **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](mailto: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](http://laramiecountywy.gov).