

Board of County Commissioners

Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, July 7, 2026

3:30 PM

Commissioners Board Room

Roll Call/Call to Order

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

Minutes

1. Consideration of the Minutes of Proceedings for June 16, 2026. [26 - 365](#)

Attachments: [Draft Minutes June 16, 2026](#)

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

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

2. Consideration of the Budget Hearing Minutes of Proceedings for June 25, 2026. [26 - 366](#)

Attachments: [Draft of the Budget Hearing June 25, 2026 Minutes](#)

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

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

Consent Agenda

Approval of the Consent Agenda

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

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

3. Consideration of the ratification of an agreement between Laramie County, WY, and TRANE US, Inc, Trane Proposal ID 8701312, in an amount not to exceed \$29,974.94, Laramie County Shooting Sports VAV replacement, at 13802 Bullseye Blvd. [26 - 359](#)

Attachments: [Agreement, TRANE US, Inc, Shooting Sports VAV Replacement](#)

This agenda item was approved.

4. Consideration of the ratification of an agreement between Laramie County, WY, and TRANE US, Inc, Trane Proposal ID 8699832, in an amount not to exceed \$11,740, Laramie County OCH pump replacement, at 310 W 19th St. [26 - 361](#)

Attachments: [Agreement, TRANE US, Inc, OCH Pump Replacement](#)

This agenda item was approved.

5. Consideration of a FY27 contract between the WY Office of the Attorney General, Division of Victim Services, and Laramie County, WY, to provide services to victims of all crimes in the amount of \$149,068 to run through June 30, 2027. [26 - 355](#)

Attachments: [FY27 Contract, Office of AG, Victim/Witness Program](#)

This agenda item was approved.

6. Consideration of four FY26 annual compensation agreements between Laramie County, WY, and the University of Wyoming. [26 - 348](#)

Attachments: [FY26 Annual Compensation Agreements, UW Extension](#)

This agenda item was approved.

7. Consideration of a legal services contract between Laramie County, WY, and Law By Lund, SC, to provide services related to real estate and other matters on behalf of the county in the amount of \$275 per hour. [26 - 352](#)

Attachments: [Legal Services Contract, Brad Lund, Law By Lund, SC](#)

This agenda item was approved.

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8. Consideration of a legal services contract between Laramie County, WY, and Ronnie Lopez and/or his designee to provide hearing officer services for administrative hearings and legal counsel to the Laramie County Board of Equalization, and to serve as hearing officer for the 2026 CBOE appeal hearings at a rate of \$280 per hour. [26 - 354](#)
- Attachments:** [Legal Services Contract, CBOE, Ronnie Lopez](#)
- This agenda item was approved.
9. Consideration of an agreement between Laramie County, WY, and Wyo Window Cleaning, LLC, in the amount of \$6,760 to provide window cleaning services as described in attachment A. [26 - 358](#)
- Attachments:** [Agreement, Wyo Window Cleaning, LLC](#)
- This agenda item was approved.
10. Consideration of the ratification of a grant agreement between WY Office of State Lands and Investments and Laramie County, WY, in an amount not to exceed \$10,869.56 to reimburse services based on a WY Office of Homeland Security-approved proposal for technological changes and upgrades to critical infrastructure in accordance with 2024 Wyoming Session Laws 139. [26 - 347](#)
- Attachments:** [Grant Agreement, WY Office of State Lands and Investments](#)
- This agenda item was approved.
11. Consideration of a catering permit submitted by DeLancey Enterprises, LLC, dba Hell on Wheels Package Liquors, for an event on July 25, 2026, at 575 Valley View Dr. [26 - 340](#)
- Attachments:** [24-hour Permit, Hell on Wheels Package Liquor, July 25, 2026](#)
- This agenda item was approved.
12. Consideration of the following fees collected by various county entities for May 2026: County Clerk, \$129,358.85; Sheriff, \$142,598.95; Clerk of District Court, \$19,591.50; Shooting Sports, \$17,525.44; Planning & Development, \$135,246.20; Circuit Court, \$55,502.00; DUI Court, \$890.00; Drug Court, \$170.00. [26 - 367](#)
- Attachments:** [May Fees 2026](#)
- This agenda item was approved.
13. Consideration of the following part-time salaries in the amount of \$52,011.18 for June 2026: Planning, \$832.16; Shooting Sports, \$6,441.16; Buildings/Maintenance, \$19,373.76; Sheriff Operations, \$2,142.38; Detention, \$18,921.14; Events, \$1,134.15; District Court, \$3,166.43. [26 - 368](#)
- Attachments:** [June Part-time Salaries 2026](#)
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This agenda item was approved.

Warrants

14. Consideration of warrants in the amount of \$3,457,976.74 for June 2026. [26 - 369](#)

Attachments: [June Warrants 2026](#)

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

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

Resolutions

15. Consideration of a resolution between Laramie County, WY, and Spectrum Pacific West, LLC, to extend the franchise agreement (161018-08). [26 - 353](#)

Attachments: [Resolution, Spectrum Pacific West, LLC, Extending Franchise Agreement](#)

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, Zwonitzer

Excused: Hollingshead

16. Consideration of a resolution adopting portions of WS 31-18-802 for Chalk Bluff Rd (CR 203), pertaining to oversize and overweight vehicles traveling along the construction route. [26 - 357](#)

Attachments: [Resolution, Chalk Bluff Rd CR 203, Oversized and Overweight Vehicles](#)

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, Zwonitzer

Excused: Hollingshead

Contract/Agreement/Leases

17. Consideration of a professional services agreement between Laramie County, WY, and The Design Studio, Inc, in the amount of \$131,256 to renovate existing coroner offices within the next year, with scope of services in exhibit A. [26 - 341](#)

Attachments: [Professional Services Agreement, The Design Studio, Inc](#)

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, Zwonitzer

Excused: Hollingshead

18. Consideration of a memorandum of understanding between Laramie County, WY, and the University of WY for the Laramie County 4-H Program to participate in the Laramie County Fair and conduct 4-H program activities throughout the year. [26 - 343](#)

Attachments: [MOU, UW 4-H Program](#)

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, Zwonitzer

Excused: Hollingshead

19. Consideration of an agreement between Laramie County, WY, and Blue Titanium Media, LLC, to film/tape and record the principals, employees, contractors, inmates and vendors at and around the detention center. [26 - 346](#)

Attachments: [Agreement, Titanium Media, LLC](#)

The agenda item was read into the record and died for lack of a motion.

20. Consideration of amendment #1 to agreement (231205-17) between Laramie County, WY, and HDR Engineering, Inc, in the amount of \$77,880 to add additional scope of services, extend the completion date to Aug 31, 2026, and bidding assistance completion date to Feb 26, 2027, for street and infrastructure upgrades to Division Ave and Wallick Rd. (SPOT - 6th Penny project) [26 - 360](#)

Attachments: [Amendment #1, HDR Engineering, Inc](#)

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, Zwonitzer

Excused: Hollingshead

Land Use: Variances/Board App./Plats

21. Consideration of the postponement of a PUBLIC HEARING regarding a vacation of Tracts 13, 14, 15, 16, 17, and 18, Lucky Star Ranch Subdivision, and approval of a modest subdivision permit and plat for Lucky Star Ranch, 2nd Filing. [26 - 356](#)

Attachments: [Green Acres, LLC Vacation, and Modest Subdivision Permit and Plat, Lucky Star Ranch, 2nd Filing](#)

Justin Arnold, Planning, requested the postponement of the Lucky Star Ranch subdivision public hearing because staff reports and resolutions were not finalized in time for review.

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

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Heath, to postpone until July 21, 2026 meeting. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

22. PUBLIC HEARING regarding a subdivision permit and plat for Fertig Ranch subdivision, situated in the NW 1/4 of Sect 11, T14N, R65W of the 6th PM, Laramie County, WY. [26 - 362](#)

Attachments: [Subdivision Permit and Plat, Fertig Ranch](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf of landowner Recco, Inc, submitted a subdivision permit and plat application for Fertig Ranch subdivision, formerly Recco Ranch, located north of E Four Mile Rd and Rd 215. He said the application was submitted to subdivide 83.22 acres into 13 residential lots, each roughly 6 acres.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a, b and c with three conditions: 1) A nonadverse Chapter 23 DEQ recommendation is received by the Planning Dept prior to plat recordation, 2) The developer shall build Railway Ln from Railroad Rd as shown on the plat up to the access of the exempt subdivision to the north, and shall build Fertig Ranch Rd and Raymond Trl as shown on the plat, to the 2025 local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached exhibit "A" and 3) The developer shall build the remainder of the private access easement duly recorded at Book 2421, Page 1003 also as shown in the attached exhibit "A" to the 2025 LCLUR private access standards.

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

A motion was made by Commissioner Zwonitzer, seconded by Vice Chairman Thompson, to approve Fertig Ranch subdivision permit and plat, situated in the

NW1/4 of Sect 11, T14N, R65W of the 6th PM, Laramie County, WY, and adopt the findings of fact a and b of the staff report with the following conditions: 1) A nonadverse Chapter 23 DEQ recommendation is received by the Planning Dept prior to plat recordation, 2) The developer shall build Railway Ln from Railroad Rd as shown on the plat up to the access of the exempt subdivision to the north, and shall build Fertig Ranch Rd and Raymond Trl as shown on the plat, to the 2025 local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached exhibit "A" and 3) The developer shall build the remainder of the private access easement duly recorded at Book 2421, Page 1003 also as shown in the attached exhibit "A" to the 2025 LCLUR private access standards. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

23. PUBLIC HEARING regarding a zone change for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, located within a portion of the N 1/2 of Sect 27, T14N, R65W, of the 6th PM, Laramie County, WY. [26 - 363](#)

Attachments: [Zone Change, Archer Complex PUD, Amend Uses](#)

Justin Arnold, Planning, said Fritchle Energy, LLC, submitted a zone change application for the above-mentioned parcel of land. He said the purpose of the application is to seek approval to update the existing PUD - Planned Unit Development for the Archer Complex PUD to include language for the Gateway Zone and the Interstate Transition Zone to include "Truck stops, vehicle fueling stations, including electric truck and automobile charging stations, Battery Energy Storage System (BESS), alternative energy fueling stations, including hydrogen vehicles, mobile data center sites, building height within the Gateway Zone shall be limited to 45 ft, vehicle repair/maintenance that takes place entirely within a building, screened outdoor storage, convenience store, restrooms, showers, green space including a small pet relief area."

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a and b with no conditions.

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

A motion was made by Commissioner Zwonitzer, seconded by Vice Chairman Thompson, to adopt the zone change for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, as shown on the attached 'Exhibit A' – Zone Change Map and 'Exhibit B' – Amended PUD language, located within a portion of the N1/2 of Sect 27, T14N, R65W, of the 6th PM, Laramie County, WY, and adopt the findings of fact a and b of the staff report with no conditions. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

24. PUBLIC HEARING regarding a vacation of Tract 1, Thunder Basin Estates, 5th Filing, and Tract 19, Thunder Basin Estates, 2nd Filing, and approval of a small subdivision permit and plat for Roots to Branches End, Laramie County, WY. [26 - 364](#)

Attachments: [Vacation Brim, Small Subdivision Permit and Plat, Roots to Branches End](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf of landowners, Gregory and Erin Brim, submitted a subdivision permit and plat application for Roots to Branches End. He said the application was submitted to subdivide the property into three tracts of land, with the residential use to remain, requiring Tract 1, Thunder Basin Estates, 5th Filing, and Tract 19, Thunder Basin Estates, 2nd Filing, to be vacated with existing easements to remain.

Arnold said based on evidence provided, staff recommends approval of the vacation and the subdivision permit and plat with the adoption of findings of fact a and b, with the following condition: the vacation of Tract 1, Thunder Basin Estates, 5th Filing, and Tract 19, Thunder Basin Estates, 2nd Filing, will become effective upon the recordation of Roots to Branches End subdivision.

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

A motion was made by Commissioner Zwonitzer, seconded by Vice Chairman Thompson, to approve the vacation of Tract 1, Thunder Basin Estates, 5th Filing, and Tract 19, Thunder Basin Estates, 2nd Filing, Laramie County, WY, with the following condition: the vacation of Tract 1, Thunder Basin Estates, 5th Filing, and Tract 19, Thunder Basin Estates, 2nd Filing, will become effective upon the recordation of Roots to Branches End subdivision. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

A motion was made by Commissioner Zwonitzer, seconded by Vice Chairman Thompson, to approve the subdivision permit and plat for Roots to Branches End, and adopt the findings of fact a and b of the staff report, with no conditions. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Zwonitzer

Excused: Hollingshead

The meeting adjourned at 4:02 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 7, 2026.

Approved by : Debra K. Lee, County Clerk

Reviewed by : Gunnar Malm, 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 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.