

Board of County Commissioners

Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, June 2, 2026

3:30 PM

Commissioners Board Room

Roll Call/Call to Order

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

Excused: Commissioner Linda Heath

Chairman Malm noted he was moving agenda item #23 after item #1 Minutes because the applicant requested a postponement.

Minutes

1. Consideration of the Minutes of Proceedings for May 19, 2026.

[26 - 270](#)

Attachments: [Draft Minutes May 19, 2026](#)

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, Hollingshead, Zwonitzer

Excused: Heath

Land Use:Variances/Board App./Plats

23. PUBLIC HEARING regarding a Class C conditional use permit for Iron Guard Workforce Housing, located in a portion of Sect 24, T13N, R67W, Laramie County, WY.

[26 - 280](#)

Attachments: [Iron Guard Workforce Housing Class C Conditional Use Permit](#)

Casey Palma, the applicant's agent, requested the public hearing to be postponed until the June 16, 2026 meeting. He explained that the delay is due to ongoing land contract negotiations and offered to remain in the hallway to answer questions from neighbors who attended.

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, to postpone this agenda item until June 16, 2026. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

Consent Agenda

Approval of the Consent Agenda

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

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

2. Consideration of the ratification of an addendum to the advertising products and services agreement between Laramie County, WY, and Adams Publishing Group in an amount not to exceed \$10,000 to provide an awareness campaign for the Sheriff's office, as specified in attachment A. [26 - 268](#)

Attachments: [Addendum, Adams Publishing Group](#)

This agenda item was approved.

3. Consideration of five separate memorandums of understanding between Laramie County, WY, and Adelynn Marcy, Kinzley Nusbaum, Emily Shuck, Makinley Sunderland, and Katalyna Wolski to provide a one-year stipend of \$1,500 each as consideration for representing Laramie County as Ambassadors. The ambassadors will carry out the responsibilities outlined in the application for purposes of representing the county with a primary focus on promoting the Laramie County Fair and corresponding activities. [26 - 275](#)

Attachments: [MOU, Adelynn Marcy](#)
[MOU, Kinzley Nusbaum](#)
[MOU, Emily Shuck](#)
[MOU, Makinley Sunderland](#)
[MOU, Katalyna Wolski](#)

This agenda item was approved.

4. Consideration of an agreement between Laramie County, WY, and Black Hills Energy to provide an equipment staging area and electricity on an as-needed basis to heat Public Works equipment. The agreement shall remain in full force and effect until June 30, 2026 and automatically renew for successive one-year periods. [26 - 276](#)

Attachments: [Agreement, Black Hills Energy](#)

This agenda item was approved.

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5. Consideration of a legal services agreement between Laramie County, WY, and Patton & Davison, LLC, to provide representation to indigent parents in accordance with WS 14-3-422(b) and to comply with county's obligation pursuant to WS 14-3-434(b) at a rate of \$150/hour. [26 - 283](#)

Attachments: [Legal Services Agreement, Patton & Davison, LLC](#)

This agenda item was approved.

6. Consideration of a legal services agreement between Laramie County, WY, and Johnson Law Group, LLC, to provide representation to indigent parents in accordance with WS 14-3-422(b) and to comply with county's obligation pursuant to WS 14-3-434(b) at a rate of \$150/hour. [26 - 284](#)

Attachments: [Legal Services Agreement, Johnson Law Group, LLC](#)

This agenda item was approved.

7. Consideration of the following fees collected by various county entities for April 2026: County Clerk, \$126,793.67; Sheriff, \$116,999.79; Clerk of District Court, \$21,564.27; Shooting Sports, \$17,506.20; Planning & Development, \$1,227,986.37; Circuit Court, \$70,887.00; DUI Court, \$550.00; Drug Court, \$740.00. [26 - 286](#)

Attachments: [April Fees 2026](#)

This agenda item was approved.

8. Consideration of the following part-time salaries in the amount of \$75,952.38 for May 2026: Planning, \$861.88; Shooting Sports, \$9,857.81; Buildings/Maintenance, \$27,186.95; Sheriff Operations, \$3,279.16; Detention, \$28,202.69; Events, \$1,617.75; District Court, \$4,946.14. [26 - 287](#)

Attachments: [May Part-time Salaries 2026](#)

This agenda item was approved.

Warrants

9. Consideration of warrants in the amount of \$6,091,758.43 for May 2026. [26 - 288](#)

Attachments: [May Warrants 2026](#)

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, Hollingshead, Zwonitzer

Excused: Heath

Report & Public Petitions

- 10.** Consideration of comments on two amendments to the PlanCheyenne Future Land Use Map: 1) Cheyenne 98 from Mixed-use Residential Mixed-use Employment for approximately 98 acres (north of College Dr and east of Southwest Dr) 2) Highlands Annexation adding land to the urban service boundary, designating the land from Agricultural/Rural to Mixed-use Employment. The annexed land will solely be within city limits (east of S Greeley Hwy and south of the Sweetgrass Subdivision). [26 - 273](#)

Attachments: [Amendment Memo, PlanCheyenne Future Land Use Map, Cheyenne 98](#)
[Amendment Memo, PlanCheyenne Future Land Use Map, Highlands Annexation](#)

The memos were received and filed.

Resolutions

- 11.** Consideration of a resolution for compensation for election judges and canvassing board members. [26 - 266](#)

Attachments: [Resolution, Compensation for Election Judges and Canvassing Board Members](#)

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, Hollingshead, Zwonitzer

Excused: Heath

- 12.** Consideration of a resolution to place continuation of the optional lodging tax authorized by WS 39-15-204(a)(ii) on the Nov 3, 2026 General Election ballot. [26 - 267](#)

Attachments: [Resolution, Continuation Optional Lodging Tax](#)

Jim Walter, CEO of Visit Cheyenne, provided a tourism update, noting that 2025 saw \$485 million in direct visitor spending, supporting over 3,720 local jobs. Walter highlighted that visitors contribute roughly nine cents of every sales tax dollar collected in the county.

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, Hollingshead, Zwonitzer

Excused: Heath

Contract/Agreement/Leases

- 13.** Consideration of amendment #2 to the construction contract 0001 Chalk Bluff Rd (CR 203) Improvement Project between Laramie County, WY, and Connell Resources, Inc, to update the bid schedule to add the force account and update the total contract cost. **26 - 269**

Attachments: [Amendment #2, Connell Resources, Inc Itemized Bid Schedule, Connell Resources, Inc](#)

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, Hollingshead, Zwonitzer

Excused: Heath

- 14.** Consideration of a construction contract 0007 between Laramie County, WY, and A-1 Chipseal Co in an amount not to exceed \$1,764,023 for a chip sealing project for various locations as shown exhibit A. **26 - 281**

Attachments: [Construction Contract 0007, A-1 Chipseal Co](#)

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, Hollingshead, Zwonitzer

Excused: Heath

- 15.** Consideration of an addendum contract to buy and sell real estate between Laramie County, WY, and Cryptonite, LLC, in the amount of \$370,948, to sell Laramie County property located inland of the Arch Complex of approximately 64.85 acres. **26 - 285**

Attachments: [Addendum to Offer to Purchase, Cryptonite, LLC](#)
[Offer to Purchase, Cryptonite, LLC](#)
[Exhibit A, West Parcel](#)
[Exhibit B, East Parcel](#)
[Resolution, Cryptonite, LLC](#)

Chairman Malm explained the history of this land, noting that the county is selling it back to the original owner while retaining the portion needed for a 1,000-yard

shooting range for the Shooting Sports Complex.

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

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

License/Permits

- 16.** PUBLIC HEARING to consider the following liquor license renewal applications for 2026-2027: Retail Liquor: BIT-O-WYO RANCH AND EVENTS; WHITE ANTELOPE BARN. [26 - 274](#)

Attachments: [2026 Liquor License Applications](#)

Laramie County Clerk Chief Deputy Dale Davis said the applications were in order and that the notice of the public hearing was advertised for the required period.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Nancy Sleper and Kelly Zimmerman, residents, opposed the Bit-O-Wyo renewal. Their concerns expressed were public safety, lack of access through BLM land, potential noise pollution, and the applicant's failure to meet the contingencies of their original 2025 license.

Tania Riedl, applicant, stated that they are working on site plans and BLM access and believe they will meet the necessary deadlines.

Hearing no further 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, Hollingshead, Zwonitzer

Excused: Heath

Public Hearings/Rules & Reg's

- 17.** PUBLIC HEARING regarding renewal of the franchise agreement with Spectrum Pacific West, LLC (successor-in-interest to Bresnan Communications). [26 - 282](#)

Attachments: [Notice, Spectrum Pacific West, LLC](#)

County Attorney Mark Voss explained the purpose of the hearing.

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

The notice was received and filed.

Land Use:Variances/Board App./Plats

- 18. PUBLIC HEARING regarding a minor subdivision permit and plat for [26 - 271](#)
 Captain Soltierra subdivision, located at a portion of Sect 30, T15N, R62W, of the 6th PM, Laramie County, WY.

Attachments: [Subdivision Permit and Plat for Captain Soltierra](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf of landowner Ramiro Dorado Rosales, submitted a minor subdivision permit and plat application for Captain Soltierra subdivision, located at State Hwy 213 and Rd 216. He said the application was submitted to subdivide the property into 16 lots, with each lot averaging between 5.25 and 8.84 acres.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a and b, with the condition that a non-adverse Chapter 2 study recommendation from the WY Dept of Environmental Quality be received prio to plat recordation.

Chairman Malm opened the hearing for PUBLIC COMMENT. Charlie Brown, reside expressed concerns about noise from the new development. Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, to approve the subdivision permit and plat for "Captain Soltierra," located in a portion of Sect 30, T15N, R62W, of the 6th PM, Laramie County, WY, with the following condition: A non-adverse Chapter 23 study recommendation from the WY Dept of Environmental Quality must be received prior to plat recordation, and to adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

- 19. PUBLIC HEARING regarding a Class C conditional use permit for th [26 - 272](#)
 BT Campground Cabins and a modest plat for a lot line adjustment f
 BT II First Subdivision, 3rd Filing, Laramie County, WY.

Attachments: [BT Campground Cabins Class C Conditional Use Permit and Modest Plat, BT II First Subdivision, 3rd Filing](#)

Justin Arnold, Planning, said DeRoon Consulting, LLC, on behalf of landowner, BT I

LLC, submitted an application for approval of a Class C conditional use permit for the BT Campground Cabin location and submitted applications for a modest plat: lot line adjustment to acquire the land for the new cabin location (BOCC approval) and a site plan amendment to include the cabin use (administrative approval). He said these additional applications are being combined for ease of reading and will be determined by the appropriate authorities. The purpose of the project is to expand the campground by adding eight new cabins on the newly acquired portion of land.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a, b and c 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 Hollingshead, seconded by Commissioner Zwonitzer, to approve the Class C conditional use permit for BT II Campground Cabins, Laramie County, WY, with no conditions and to adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to approve the modest plat: Lot line adjustment for BT II First Subdivision, 3rd Filing, Laramie County, WY, with no conditions and to adopt the findings of fact c of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

- 20.** PUBLIC HEARING regarding a modest plat for Swan Ranch Rail Park, 20th Filing, Laramie County, WY. [26 - 277](#)

Attachments: [Modest Plat, Swan Ranch Rail Park, 20th Filing](#)

Justin Arnold, Planning, said AVI, PC, on behalf of 2R Investments, LLC, submitted modest plat application for Swan Ranch Rail Park Subdivision, 20th Filing, situated a portion of Sects 14 and 15, T13N, R67W, of the 6th PM, Laramie County, WY. He said the subject property is located at 6421 Speer Rd, and the purpose of the application is to create a 26.29-acre single lot subdivision, leaving the remaining acres unplatted. Arnold said the new subdivision is planned to be annexed into the city of Cheyenne.

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. Heather Madrid, resident, expressed concerns about the county handing land by annexations to the city for data centers. Chairman Malm spoke about the owner's rights and said the owner requested annexation into the city. Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Zwonitzer, seconded by Vice Chairman Thompson, to approve the modest plat for Swan Ranch Rail Park Subdivision, 20th Filing, located in a portion of Sect 14 and 15, T13N, R67W, of the 6th PM, Laramie County, with no conditions and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

21. PUBLIC HEARING regarding a small subdivision permit and plat for LaFond Pasture, Laramie County, WY. [26 - 278](#)

Attachments: [Small Subdivision Permit and Plat, LaFond Pasture](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf of John J and Anita R Lafond, submitted a small subdivision permit and plat application for LaFond Pasture, located at Tract 2, K2 Ranch Estates, 3rd Filing.

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 Vice Chairman Thompson, seconded by Commissioner Zwonitzer, to approve the small subdivision permit and plat for Lafond Pasture, located at Tract 2, K2 Ranch Estates, 3rd Filing Record of Survey, with no conditions and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

- 22.** PUBLIC HEARING regarding a vacation of Tracts 17, 18, and 19, Allison Tracts, and approval of a small subdivision permit and plat for Allison Tracts, 13th Filing, Laramie County, WY.

26 - 279

Attachments: [Vacation Maurice W Brown Shopping Center and Land Development, LLC, Small Subdivision Permit and Plat, Allison Tracts, 13th Filing](#)

Justin Arnold, Planning, said AVI, PC, on behalf of Maurice W Brown Shopping Center and Land Development, LLC, submitted a small subdivision permit and plat application for Allison Tracts Subdivision, 13th Filing, located at Tracts 17, 18, and 19, Allison Tracts, Laramie County, WY. He said the subdivision reconfigures the existing four parcels into three parcels to allow for future transfer of the vacant land. Arnold said there is no development under consideration at this time, nor any new development on the existing developed parcels.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a, b and c.

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

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to approve the vacation of Tracts 17, 18, and 19, Allison Tracts, and approve the small subdivision permit and plat for Allison Tracts, 13th Filing Subdivision, and adopt the findings of fact a, b, and c of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Hollingshead, Zwonitzer

Excused: Heath

The meeting adjourned at 4:53 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, June 2, 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.