

# Board of County Commissioners

## Minutes of the Proceedings - Draft

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001



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**Tuesday, September 16, 2025**

**3:30 PM**

**Commissioners Board Room**

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### Roll Call/Call to Order

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

**Excused:** Chairman Gunnar Malm

### Minutes

1. Consideration of the Minutes of Proceedings for the special meeting Aug 29, 2025. [25 - 455](#)

**Attachments:** [Draft Minutes Special Meeting Aug 29, 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:** Thompson, Heath, Hollingshead, Zwonitzer

**Excused:** Malm

2. Consideration of the Minutes of Proceedings for Sept 2, 2025. [25 - 456](#)

**Attachments:** [Draft Minutes Sept 2, 2025](#)

County Clerk Chief Deputy Dale Davis noted the correction to the minutes and motion for item #17, to read "BT II First Subdivision, 2nd Filing," instead of "BT II Subdivision, 2nd Filing." The change was made because of a Planning department correction.

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

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

**Excused:** Malm

## 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:** Thompson, Heath, Hollingshead, Zwonitzer

**Excused:** Malm

3. Consideration of the ratification of an addendum between Laramie County, WY, and the Town of Burns, WY, to transfer a Cummins generator 500 watt model VTA28GS1 from the Sheriff's office to the Town of Burns, WY, in as-is condition. [25 - 420](#)

**Attachments:** [Addendum, Town to Burns, Asset Transfer Cummins Generator](#)

This agenda item was approved.

4. Consideration of a certificate of no default for fiscal year ending June 30, 2025, from Cheyenne Regional Medical Center for Hospital Revenue Bonds, Series 2021. [25 - 448](#)

**Attachments:** [Certificate of No Default, CRMC, Hospital Revenue Bonds, Series 2021](#)

This agenda item was approved.

5. Consideration of five FY26 annual compensation agreements between Laramie County, WY, and the University of Wyoming. [25 - 422](#)

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

This agenda item was approved.

6. Consideration of amendment one to the WY Dept of Family Services subgrantee agreement (241001-6) between Laramie County, WY, and the Greater WY Big Brothers Big Sisters of Laramie County to increase the total award by \$13,264.29 and to extend the term to Sept 30, 2026. [25 - 415](#)

**Attachments:** [Amendment One, Big Brothers Big Sisters, TANF](#)

This agenda item was approved.

7. Consideration of amendment one to the WY Dept of Family Services subgrantee agreement (241119-10) between Laramie County, WY, and Boys and Girls Club of Cheyenne to increase the total award by \$60,329.77 and to extend the term to Sept 30, 2026. [25 - 416](#)

**Attachments:** [Amendment One, Boys and Girls Club of Cheyenne, TANF](#)

This agenda item was approved.

8. Consideration of amendment one to the WY Dept of Family Services subgrantee agreement (241001-7) between Laramie County, WY, and CLIMB Wyoming of Cheyenne to increase the total award by \$72,313.08 and to extend the term to Sept 30, 2026. [25 - 417](#)

**Attachments:** [Amendment One, CLIMB WY of Cheyenne, TANF](#)

This agenda item was approved.

9. Consideration of amendment one to the WY Dept of Family Services subgrantee agreement (241015-2) between Laramie County, WY, and Wyoming Family Home Ownership Program dba My Front Door to increase the total award by \$8,842.86 and to extend the term to Sept 30, 2026. [25 - 418](#)

**Attachments:** [Amendment One, My Front Door, TANF](#)

This agenda item was approved.

10. Consideration of a subgrantee agreement between Laramie County, WY, and Cheyenne Regional Medical Center for a WY Dept of Health, Public Health Division, Gambling Prevention grant, in the amount of \$69,515.02 for community gambling prevention and treatment services to run through June 30, 2027. [25 - 453](#)

**Attachments:** [Subgrantee Agreement, CRMC, Gambling Prevention Funds](#)

This agenda item was approved.

11. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for lock boxes and Stop the Bleed kits for the Sheriff's office in partnership with Laramie County School District #2 in the amount of \$11,791.94. [25 - 438](#)

**Attachments:** [FFY25 SHSP Grant Application, Sheriff, Lock Box & Stop the Bleed Kits](#)

This agenda item was approved.

12. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for portable radios for the Sheriff's office in the amount of \$71,158.30. [25 - 439](#)

**Attachments:** [FFY25 SHSP Grant Application, Sheriff, Portable Radios](#)

This agenda item was approved.

13. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for a training simulator for Combined Communications Center in the amount of \$31,900. [25 - 440](#)

**Attachments:** [FFY25 SHSP Grant Application, Combined Communications, 911 Training Simulator](#)

This agenda item was approved.

14. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for EMA to replace portable radios and equipment assigned to the communications and mobile command post in the amount of \$187,359. [25 - 441](#)

**Attachments:** [FFY25 SHSP Grant Application, EMA, Portable Radios](#)

This agenda item was approved.

15. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for equipment and supplies for the Laramie County Community Emergency Response Team in the amount of \$14,907.10. [25 - 442](#)

**Attachments:** [FFY25 SHSP Grant Application, CERT](#)

This agenda item was approved.

16. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for the purchase of a rapid DNA system with training for the Coroner's office in the amount of \$253,080. [25 - 443](#)

**Attachments:** [FFY25 SHSP Grant Application, Coroner](#)

This agenda item was approved.

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17. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for livestock panels for the Events Dept in the amount of \$316,048.42. [25 - 444](#)

**Attachments:** [FFY25 SHSP Grant Application, Events Dept](#)

This agenda item was approved.

18. Consideration of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 State Homeland Security Grant Program, to request funds for panic buttons at the Archer Complex in the amount of \$53,260.14. [25 - 437](#)

**Attachments:** [FFY25 SHSP Grant Application, Archer Panic Buttons](#)

This agenda item was approved.

19. Consideration of the ratification of a resolution authorizing submission of a grant application to the WY Office of Homeland Security, FFY25 Emergency Management Planning Grant, to support the Emergency Management Agency for FY26 in the amount of \$90,423. [25 - 457](#)

**Attachments:** [FFY25 EMPG Grant Application, Emergency Management](#)

This agenda item was approved.

20. Consideration of an agreement between Laramie County, WY, and Axon Enterprises, Inc, in an amount not to exceed \$37,082 to purchase two Axon Sky-Hero Sigyn Ground Robots including accessories and warranty. [25 - 414](#)

**Attachments:** [Agreement, Axon Enterprises, Inc](#)

This agenda item was approved.

21. Consideration of the ratification of a subaward agreement between WY Dept of Transportation and Laramie County, WY, for a FFY26 Highway Safety Program Drug Recognition Expert (DRE) grant in the amount of \$379,031.08 to run through Sept 30, 2026. [25 - 449](#)

**Attachments:** [FFY26 HSP Subaward Agreement, WYDOT, DRE](#)

This agenda item was approved.

22. Consideration of the ratification of the deletion from Public Works fixed asset inventory of a 2024 CPS Belly Dump Trailer to be sold. [25 - 445](#)

**Attachments:** [Asset Deletion, Public Works, 2024 CPS](#)

This agenda item was approved.

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23. Consideration of the deletion from the Sheriff's fixed asset inventory of two 2014 and one 2015 Ford Taurus vehicles to be sold at public auction. [25 - 434](#)

**Attachments:** [Asset Deletion, Sheriff, Two 2014 Fords and one 2015 Ford](#)

This agenda item was approved.

24. Consideration of an addendum to maintenance agreement and onsite support contract between Laramie County, WY, and DocuTek, Inc, in the amount of \$1,500 to provide maintenance for a Minolta scanner located at the County Clerk's Records Center. The term of the contract is from Aug 22, 2025, through Aug 22, 2026. [25 - 454](#)

**Attachments:** [Addendum and Contract, DocuTek, Inc](#)

This agenda item was approved.

25. Consideration of the annual economic development services agreement between Laramie County, WY, and Cheyenne LEADS in the amount of \$100,000 to remain in full force and effect until June 30, 2026. [25 - 428](#)

**Attachments:** [FY26 Agreement, Cheyenne LEADS](#)

This agenda item was approved.

26. Consideration of the annual funding agreement between Laramie County, WY, and Cheyenne Downtown Development Authority in the amount of \$10,000 to remain in full force and effect until June 30, 2026. [25 - 432](#)

**Attachments:** [FY26 Agreement, Cheyenne Downtown Development Authority](#)

This agenda item was approved.

27. Consideration of the annual human services agreement between Laramie County, WY, and Pine Bluffs Senior Citizens, Inc, in the amount of \$45,000 to remain in full force and effect until June 30, 2026. [25 - 429](#)

**Attachments:** [FY26 Agreement, Pine Bluffs Senior Center, Inc](#)

This agenda item was approved.

28. Consideration of the annual human services agreement between Laramie County, WY, and United Way of Laramie County in the amount of \$125,000 to remain in full force and effect until June 30, 2026. [25 - 430](#)

**Attachments:** [FY26 Agreement, United Way of Laramie County](#)

This agenda item was approved.

29. Consideration of the annual human services agreement between Laramie County, WY, and Volunteers of America - Northern Rockies in the amount of \$40,000 to remain in full force and effect until June 30, 2026. [25 - 431](#)

**Attachments:** [FY26 Agreement, Volunteers of America - Northern Rockies](#)

This agenda item was approved.

30. Consideration of a memorandum of understanding concerning the annual human services agreement between Laramie County, WY, and Laramie County Senior Services Board in the amount of \$300,000 to remain in full force and effect until June 30, 2026. [25 - 447](#)

**Attachments:** [FY26 MOU, Laramie County Senior Services Board](#)

This agenda item was approved.

**Report & Public Petitions**

31. Presentation by Laramie County Senior Services. [25 - 458](#)

**Attachments:** [Presentation Laramie County Senior Services](#)

The presentation was received and filed.

**Contract/Agreement/Leases**

32. Consideration of the transfer of property from the Laramie County Commissioners to Memorial Hospital of Laramie County dba Cheyenne Regional Medical Center (CRMC) for the purpose of disposition of property located at 814 8th St, Wheatland, WY, by CRMC. [25 - 408](#)

**Attachments:** [Warranty Deed, CRMC](#)

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

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

**Excused:** Malm

**License/Permits**

- 33.** PUBLIC HEARING regarding a new retail liquor license submitted by White Antelope Barn, LLC, dba White Antelope Barn, located at 1876 Mountain Shadow Lane N.

**25 - 433**

**Attachments:**     [White Antelope Barn, LLC, Retail Liquor License Application](#)

Chief Deputy County Clerk Dale Davis advised the application was in order.

Acting Chairman Thompson opened the hearing for PUBLIC COMMENT.

Rick Bell, Will Thoris, Steve Murray and Richard Weinman, residents, spoke against issuing the license. Their comments addressed a pending lawsuit for covenant violation, neighborhood changes, and concerns about intoxicated individuals.

Acting Chairman Thompson explained that covenants and the lawsuit would be a civil issue to which the county would not be a party. He also explained the site plan was approved with no conditions related to the sale of alcohol. He further noted the licensee is required to provide training to ensure customers are not over served.

Heidi Pulcipher, applicant, said it was always their intent to serve beer and wine and to provide transportation to and from the venue for around 20 individuals.

Hearing no further PUBLIC COMMENT, Acting Chairman Thompson closed the hearing.

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

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

**Excused:**            Malm

**Public Hearings/Rules & Reg's**

- 34.** PUBLIC HEARING regarding a resolution to amend the 2024 International Residential Code, Section R303.5.10 Interior Finish.

**25 - 435**

**Attachments:**     [Resolution, Amending the 2024 Int'l Residential Code](#)

Justin Arnold, Planning, said on Aug 25, 2023, the Laramie County Chief Building Official visited the Laramie County Fire Authority facility and tested the viability of exempting compliance with National Fire Protection Association (NFPA) 286 for residential accessory structures. He said the code requirement stipulates that all spray foam insulation be coated with a fire barrier. Arnold said staff built three

preconstructed wall sections, one with no spray foam insulation, one with insulation, and one with the currently required thermal barrier. He said that based upon those test results, it was determined that both Building and Fire officials believe it is safe to exempt accessory structures only from the NFPA 286.

Arnold said due to this finding, it is proposed that an amendment be made to the 2024 IRC Section R303.5.10 - Interior Finish: Residential detached accessory buildings (without habitable living space) are exempt from meeting the requirements of R306.6 as it relates to closed-cell spray foam insulation.

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

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, to approve the amendment to the 2024 IRC section R303.5.10 Interior Finish. The motion carried by the following vote:

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

**Excused:** Malm

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

- 35.** PUBLIC HEARING regarding a subdivision permit and plat for CJH Ranches Subdivision, located in a portion of Sect 6, T14N, R64W, Laramie County, WY.

[25 - 436](#)

**Attachments:** [CJH Ranches Subdivision Permit and Plat](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf of C and A Good Holdings, LLC, submitted an application for approval of the permit and plat for CJH Ranches Subdivision, located in a portion of Sect 6, T14N, R64W. He said the subject parcel east of the corner of Rd 215 and Rd 136, and the proposed subdivision will create nine residential tracts from the 48-acre parcel.

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

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

A motion was made by Commissioner Heath, seconded by Commissioner Hollingshead, to approve the subdivision permit and plat for CJH Ranches Subdivision located in a portion of Sect 6, T14N, R64W, Laramie County, WY, with no conditions, and adopt the findings of fact a, b and c of the staff report. The motion carried by the following vote:

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

**Excused:** Malm

- 36.** PUBLIC HEARING regarding a site plan for the AB Camping Facility located at Tract 1, Mohrlang Meadows, Laramie County, WY.

[25 - 450](#)

**Attachments:** [AB Camping Facility Site Plan](#)

Justin Arnold, Planning, said Benchmark Engineers, PC, on behalf of ORR Cheyenne, LLC, submitted a site plan application for the AB Camping facility, located at the intersection of Hellwig Rd and Draper Cir for the purpose of expanding the existing AB Camping facility.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a and b with the condition that all agency comments be addressed and corrections made to the site plan before a Certificate of Review is issued.

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

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, to approve the AB Camping Facility site plan with one condition and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

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

**Excused:** Malm

- 37.** PUBLIC HEARING regarding a subdivision permit and plat for Bailey Estates, Laramie County, WY.

[25 - 451](#)

**Attachments:** [Bailey Estates, Subdivision Permit and Plat](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf Randall Reed, submitted a subdivision permit and plat application for Bailey Estates, located at Rd 216 and Frentheway Rd. He said the purpose is to subdivide the property into seven residential lots, with each lot averaging 5.57 acres.

Acting Chairman Thompson asked Shane Hansen, agent, if the applicant had a problem with adding a condition to build Rd 216 from Frentheway Rd to the western border of the property to county standards. Hansen said the applicant is okay with the condition.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a and b and the condition that a nonadverse Chapter 23 study recommendation from the WY Dept of Environmental Quality is received and on file prior to recordation.

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

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Heath, to approve the subdivision permit and plat for Bailey Estates, Laramie, WY, and to adopt the findings of fact a and b of the staff report with the following conditions: 1) A nonadverse Chapter 23 study recommendation from the WY Dept of Environmental Quality must be received and on file prior to recordation and 2) The entirety of the subdivision Rd 216 will be built to county standards for the entirety of the southern part of the subdivision. The motion carried by the following vote:

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

**Excused:** Malm

38. PUBLIC HEARING regarding the Laramie Range Wind Project site plan and high power transmission line, Laramie County, WY.

[25 - 452](#)

**Attachments:** [Laramie Range Wind Project Site Plan and Public Hearing High Power Transmission Line Presentation, Laramie Range Wind Project](#)

Justin Arnold, Planning, said Charlie Banke, Project Manager, on behalf of ConnectGen Laramie County, LLC, submitted applications for approval of the Laramie Range Wind Project and a Public Hearing for high-power transmission lines associated with the wind project for the locations in the northwest area of the county, approximately 20 miles from Cheyenne. He said the applications were submitted for the purpose of developing 56,150 acres into a wind energy facility.

Charlie Banke, Allison Poe and Kelley Pearson, representatives of ConnectGen, presented an overview of the project. The project is anticipated to begin in early 2027 with two phases. Phase I is a 400 MW commercial operation to be completed in 2028, and Phase II is a 250 MW commercial operation to be completed in 2029.

Acting Chairman Thompson referenced a letter from WY Game and Fish. He asked if there was a final agreement regarding the specific entities. Poe said the Industrial Siting Council requires a mitigation agreement with Game and Fish prior to the issuance of a permit.

Arnold said based on evidence provided, staff recommends approval with the adoption of findings of fact a, b and c with two conditions: 1) An approved Industrial Siting Division permit from the WY Dept of Environmental Quality must be received prior to issuance of a Large Wind Energy Systems permit and 2) All agency comments are to be addressed accordingly.

Acting Chairman Thompson opened the hearing for PUBLIC COMMENT.

Guy Don Carlos, David Kluegel, Wendy Volk, Tom Mitchell, and Kevin Kilty, residents, expressed concerns about the project including impact on neighbors, water for construction, transportation of equipment, fire protection, fatality to bats and eagles, wildlife impact, burial of blades after decommission, traffic plan and safety, surety bonding for water needs, lack of notification to land and mineral right owners, safety and quality of life for residents, the height of the turbines, need for more information, lack of cell towers for emergency services, proliferation of windmills, viewshed impacts, impact on tourism, and excessive noise.

Jackson Stewart, counsel for True Ranches, LLC, spoke in favor of the project. He noted the supplemental income for landowners, additional jobs, economic diversification and preservation of ranching traditions.

The Board recessed at 6:00 pm and reconvened at 6:07 pm.

J Fred Volk, Ben Rowland, Tina Whitney, Terry Connolly, Jane Osborn, Ken Osborn, Rep Gary Brown HD41, Niffy McNiff-Bube, Sen Lynn Hutchings SD 42, Dave Berry, Raymond Dick, and Bill Dereemer, residents, detailed their concerns about the project, along with Rachel Coulson, Anne Brande, and Steven Jacobson, via Zoom. Issues cited included impact on wildlife and habitat, negative impact to the community, lack of notice to mineral right owners, impact on property values, viewshed, safety concerns, effects on cattle, aquifers, subsidies for corporations, shifting agricultural to industrial use, damage to adjoining landowners, traffic impact, cost of resources vs benefit, ice mitigation plan and financial stability of the company.

Charlie Farthing, landowner, discussed the project as an opportunity for diversity, additional revenue, and preservation of the ranch for future generations. Casey Epler, resident, echoed support for the project in the interest of farm and ranch sustainability.

Hearing no further PUBLIC COMMENT, Acting Chairman Thompson closed the hearing.

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to approve the Wind Energy site plan and High-Power Transmission Lines for the Laramie Range Wind Project, legal description listed in the drafted resolution, Laramie, WY, and to adopt the findings of fact a, b and c of the staff report and with the following conditions: 1) An approved Industrial Siting Division permit from the WY Dept of Environmental Quality must be received prior to issuance of a Large Wind Energy Systems permit and 2) All agency comments are to be addressed accordingly.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to amend the motion by adding a third condition: Road use agreement for all county roads, aircraft detection lighting

system, 2000 gallon fire tender truck, IdentiFlight technology and all permits for water usage to be obtained from the State Engineer's office. The motion failed by the following vote:

**Aye:** Thompson, Zwonitzer

**Nay:** Heath, Hollingshead

**Excused:** Malm

Commissioner Zwonitzer thanked everyone for their due diligence. He spoke about the risk vs reward of the project and said he was not in favor of it.

Commissioner Hollingshead said he is in favor of personal property rights. He spoke about the impact the project will have on Laramie County. He said the land is a gift to us all, and the ability to enjoy it and the wildlife that roam through the areas will never return to the extent that they are at present.

Commissioner Heath spoke about the beauty and openness and the need to cherish the raw beauty of Wyoming.

Acting Chairman Thompson observed the company followed county land use regulations, but board members expressed opposition to the project.

The main motion failed by the following vote:

**Aye:** Thompson

**Nay:** Heath, Hollingshead, Zwonitzer

**Excused:** Malm

**The meeting adjourned at 8:01 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](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).