

# Board of County Commissioners

## Minutes of the Proceedings - Draft

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001



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**Tuesday, January 7, 2025**

**3:30 PM**

**Commissioners Board Room**

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### Roll Call/Call to Order

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

**Excused:** Vice Chairman Troy Thompson

### Agenda Priority Item

1. Election of a new Chairman and Vice Chairman of the Board of Laramie County Commissioners for calendar year 2025.

[25 - 002](#)

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, that Gunnar Malm be elected Chairman and Troy Thompson be elected as Vice Chairman for calendar year 2025. The motion carried by the following vote:

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

**Excused:** Thompson

### Minutes

2. Consideration of the Minutes of Proceedings for Dec 17, 2024.

[25 - 010](#)

**Attachments:** [Draft Minutes Dec 17, 2024](#)  
[Draft Minutes Dec 17, 2024, corrected](#)

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, to approve the minutes for Dec 17, 2024 with the correction on item #15.

Chairman Malm noted the amendment to the minutes was to correct the a name from John Tafoya to Johnny J Tafoya, II.

The motion carried by the following vote:

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

**Excused:** Thompson

## Consent Agenda

### Approval of the Consent Agenda

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

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

**Excused:** Thompson

3. Consideration of an agreement between Laramie County, WY, and General Medical Devices, Inc, in an amount not to exceed \$19,140 to purchase 12 LPCR2 semi-automatic AED's. [25 - 009](#)

**Attachments:** [Agreement, General Medical Devices, Inc](#)

This agenda item was approved.

4. Consideration of a lease agreement between Laramie County, WY, and Laramie County Riders' Assoc. The agreement shall remain in full force and effect until March 1, 2027. [25 - 003](#)

**Attachments:** [Lease Agreement, Laramie County Riders' Assoc](#)

This agenda item was approved.

5. Consideration of a lease agreement between Laramie County, WY, and The Event at Archer for premises located at 11215 Thunder Rd, to remain in full force and effect until Jan 1, 2028. [25 - 004](#)

**Attachments:** [Lease Agreement, The Event at Archer](#)  
[Lease Agreement, The Event at Archer, Attachment A](#)

This agenda item was approved.

6. Consideration of an agreement between Laramie County, WY, and Live a Little Productions, Inc, in the amount of \$19,880 to provide a motorsport and truck event at the Laramie County Motocross Park on Aug 9, 2025. [25 - 005](#)

**Attachments:** [Agreement, Live a Little Productions, Inc](#)

This agenda item was approved.

7. Consideration of an agreement between Laramie County, WY, and The Adventure Zone, Inc, in the amount of \$16,200 to provide games and attractions on March 1 and 2, 2025. [25 - 020](#)

**Attachments:** [Addendum, Adventure Zone, Inc](#)

This agenda item was approved.

8. Consideration of a two-day winery off-premise permit submitted by Big Lost Meadery, LLC, dba Big Lost Meadery, for an event on Feb 15 and 16, 2025, at the Archer Complex. [25 - 008](#)

**Attachments:** [24-hour Permit, Big Lost Meadery, Feb 15 and 16, 2025](#)

This agenda item was approved.

9. Consideration of three one-day catering permits submitted by DeLancey Enterprises, LLC, dba Hell on Wheels Package Liquors, for events on Feb 7, 8 and March 7, 2025, at the Archer Complex. [25 - 006](#)

**Attachments:** [24-hour Permit, Hell on Wheels Package Liquor, Feb 7, 8 and March 7, 2025](#)

This agenda item was approved.

10. Consideration of two one-day catering permits submitted by S&W Properties, LLC, dba Vinos Wine and Spirits, for events on Jan 17 and Feb 1, 2025, at the Archer Complex. [25 - 016](#)

**Attachments:** [24-hour Permit, Vinos Wine and Spirits, Jan 17 and Feb 1, 2025](#)

This agenda item was approved.

11. Consideration of the following fees collected by various county entities for Nov 2024: County Clerk, \$113,431.40; Sheriff, \$156,432.54; Clerk of District Court, \$19,911.43; Shooting Sports, \$17,684.29; Planning & Development, \$123,367.12; Circuit Court, \$56,136.00; DUI Court, \$350.00; Drug Court, \$130.00. [25 - 023](#)

**Attachments:** [Nov Fees 2024](#)

This agenda item was approved.

12. Consideration of the following part-time salaries in the amount of \$55,581.38 for Dec 2024: Planning, \$542.39; Shooting Sports, \$7,485.86; Buildings/Maintenance, \$17,603.20; Sheriff Operations, \$5,865.54; Detention, \$18,757.20; District Court, \$1,897.03; Events Dept, \$22.50; Drug/DUI Courts, \$3,407.66. [25 - 024](#)

**Attachments:** [Dec Part-time Salaries 2024](#)

This agenda item was approved.

**Warrants**

13. Consideration of warrants in the amount of \$4,775,338.99 for Dec 2024.

[25 - 017](#)

**Attachments:** [Dec Warrants 2024](#)

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, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

**Resolutions**

14. Consideration of three separate resolutions approving Cowboy Racing, LLC, to conduct parimutuel wagering on live horse racing, historic horse racing and simulcast events at 1720 Cleveland Ave, 1734 Meadowland Dr, and 714 W 20th St, Cheyenne, Laramie County, WY. (Postponed from the Dec 17, 2024 meeting)

[25 - 015](#)

**Attachments:** [Resolution, Cowboy Racing, LLC, Parimutuel Wagering, 1720 Cleveland Ave](#)  
[Resolution, Cowboy Racing, LLC, Parimutuel Wagering, 1734 Meadowland Dr](#)  
[Resolution, Cowboy Racing, LLC, Parimutuel Wagering, 714 W 20th St](#)

Ryan Clement, applicant, gave a presentation on the three locations. He said Thunder Plains is focused on Laramie County and the full-length track has been completed. He said there are 312 acres in the Hillsdale area, half of which will be dedicated to first-class horse racing. He informed they have partnered with 1/ST Racing, an industry leader in safety and integrity.

Clement said they will use Historic Horse Racing (HHR) revenue to build the best equestrian center in the region, rivaling that of any other equestrian center. He said the facility will have the best horse racing in the Mountain West, drawing people from Colorado, Nebraska and throughout the region.

Clement noted there are currently two operators for Off-Track Betting (OTB) and HHR, and a third operator would open a competitive market.

Clement said OTB helps support the track, horseracing, and raises revenue for breeders, award funds, and staff. He added the horse track will create job opportunities and promote local businesses.

In response to a question from Chairman Malm, Clement said he had contacted local residents about their concerns and the meeting was very positive. He expressed his commitment to holding neighborhood meetings.

Commissioner Hollingshead asked if Clement had contacted local law enforcement about the OTB establishments. Scott Homar, attorney for Cowboy Racing, LLC, said they talked with Cheyenne Police Chief Francisco, who indicated that the impact on law enforcement is negligible. According to Homar, the chief did not see a need for additional officers because of the OTB facilities. Commissioner Hollingshead asked about the economic impact on the county. Clement believes that after about five years, the track will run from Memorial Day until Labor Day. He said the park's future plans will bring in customers and create jobs for hotels, retail, gaming, and the sports complex.

Commissioner Zwonitzer asked about on-site security. Clement explained that the WY Gaming Commission requires every facility to meet the security requirements stipulated in their rules. Commissioner Zwonitzer asked if the three locations Cowboy Racing, LLC, is requesting will be the only ones. Clement said he would share his sustainable OTB expansion plan with the board, but would not like to discuss it publicly. He added they need to see if their business model is functioning as intended before planning further expansion.

Chairman Malm explained that the location at 1720 Cleveland Ave was a fire station, sold by the city of Cheyenne in Oct 2022 in order to build a new fire station approved by the voters. Chairman Malm requested public comments not address the sale of that property.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Darin Westby, Dave DeLancey, and John Hess, residents, spoke in favor of the locations. Residents expressed that the OTBs will help improve facilities, boost economic development, and benefit the equine community.

Heather, Travis and Cardon Burnham, residents, spoke against the 1720 Cleveland Ave location. They expressed concerns about facilities in residential areas, increased traffic, and increased number of intoxicated people.

Mark Moody, City Council Ward 3, spoke against the facility at 1720 Cleveland Ave. Commissioner Malm pointed out the city could have exercised jurisdiction on the matter through zoning, but the city chose not to use it. He also noted legislation has been proposed to give more authority to local government. In response to commissioners' questions about plans for the 1720 Cleveland Ave facility, Will Edwards, Cowboy Racing, LLC, said the location is currently zoned commercial and the building is in disrepair. He addressed questions about conducting a traffic study and continuing community engagement. Commissioner Health asked if the location was their main priority, and Edwards acknowledged it will probably serve as the

central command center.

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

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to approve the location at 714 W 20th St.

Commissioner Zwonitzer said he is not a fan of HHR but favors less government involvement and supports an open market. He expressed support for the location at 714 W 20th St and noted it offers other amenities and is not close to other HHR locations.

Commissioner Heath said she is not a fan of OTB or HHR. She pointed to the new economic opportunity for the horse racing track in Hillsdale. She said the board's actions on this item follow state statutes and guidelines from the Gaming Commission.

The motion carried by the following vote:

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

**Excused:** Thompson

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to approve the location at 1734 Meadowland Dr.

Commissioner Zwonitzer said, initially, he was against the 1734 Meadowland Dr location because it was too close to another HHR and had been a long-standing restaurant that the community needed. He said that after seeing the presentation and hearing from the applicant, the facility will include a restaurant and offer more options.

The motion carried by the following vote:

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

**Excused:** Thompson

A motion was made by Commissioner Heath, seconded by Commissioner Hollingshead, to approve 1720 Cleveland Ave.

Commissioner Zwonitzer said he felt the 1720 Cleveland Ave location was too close to other HHR facilities, and he shared residents' concerns about the location. He hopes the applicant will make improvements to the facility, work on traffic studies, and make it more of an opportunity for the future.

Chairman Malm said he hopes the city will make the proper accommodations to protect the community as the applicant moves through the site plan process.

The motion carried by the following vote:

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

**Excused:** Thompson

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

- 15.** Consideration of an agreement between the city of Cheyenne and Laramie County, WY, to create a Human Services Advisory Council. The council will coordinate and refine human services funding and delivery systems now in effect and those initiated as outlined in the Powers and Duties section of the agreement. The city and county each agree to provide \$10,500 per year for four years to United Way to facilitate the implementation of the council duties. This agreement is for FYs 24, 25, 26, and 27, beginning July 1, 2023, and ending on June 30, 2027.

[25 - 007](#)

**Attachments:** [Agreement, City of Cheyenne, Human Services Advisory Council](#)

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:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

### **Appointments**

- 16.** Consideration of resolutions to appoint members to the Laramie County Weed and Pest Control District Board of Directors for areas 3, 5, and 7.

[25 - 022](#)

**Attachments:** [Memo, Appointment Resolutions, Weed and Pest Board of Directors, Areas 3, 5 and 7](#)

A motion was made by Commissioner Heath, seconded by Commissioner Hollingshead, to appoint W Bert Macy (Area 3), Darrel Repshire (Area 5) and Ron Rabou (Area 7). The motion carried by the following vote:

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

**Excused:** Thompson

**Public Hearings/Rules & Reg’s**

- 17. PUBLIC HEARING regarding the Adoption of the 2024 International Building Codes. [25 - 011](#)

**Attachments:** [Resolutions, 2024 Int'l Code Council Building Codes](#)

Justin Arnold, Planning, said that Laramie County has been the issuing authority for building permits since the county adopted the International Building Codes in 2003. The State of Wyoming, under WS 35-9-121, delegated authority to Laramie County to "enforce and interpret local or state building, existing building and electrical safety standards" which meet statutory requirements. Public notice of the proposed regulation was given on Oct 1, 2024.

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 approve adoption of the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Plumbing Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Existing Building Code, and the proposed amendments to each of these codes. The motion carried by the following vote:

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

**Excused:** Thompson

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

- 18. PUBLIC HEARING regarding a zone change from MU - Mixed Use to LI - Light Industrial for Tract 1, Stundon Tracts, 2nd Filing, Laramie County, WY. [25 - 012](#)

**Attachments:** [Stundon Tracts, 2nd Filing, Zone Change](#)

Justin Arnold, Planning, said Inberg-Miller Engineers, on behalf of Team 523, LLC, submitted an application for a zone change for Tract 1, Stundon Tracts, 2nd Filing. He said the application was submitted to change from MU - Mixed Use to LI - Light Industrial to accommodate the proposed use as an outdoor storage facility located at 2106 Stundon Ave.

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

Chairman Malm opened the hearing for PUBLIC COMMENT. Allesha Statham and Maeke Ermarth, residents, commented via eComments that they were opposed to this item. Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.



A motion was made by Commissioner Heath, seconded by Commissioner Hollingshead, to approve the zone change from MU - Mixed Use to LI - Light Industrial for Tract 1, Stundon Tracts, 2nd Filing, Laramie County, WY, with no conditions and adopt the findings of facts a and b of the staff report. The motion carried by the following vote:

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

**Excused:** Thompson

19. PUBLIC HEARING regarding a subdivision permit and plat for Allison Tracts, 12th Filing, a vacation and replat of Lot 2, Block 1, Allison Tracts, 8th Filing, Laramie County, WY.

[25 - 018](#)

**Attachments:** [Allison Tracts, 12th Filing, Subdivision Permit and Plat and Vacation, Maurice W Brown Shopping Ctr, LLC](#)

Justin Arnold, Planning, said Steil Surveying Services, LLC, on behalf of Maurice W Brown Shopping Ctr, LLC, submitted a subdivision permit and plat application to replat property known as Allison Tracts 8th Filing, Lot 2, Block 1, Laramie County, WY. He said the application was submitted to further subdivide the parcel into two lots. Arnold said the approved site plan for the Take 5 Oil Change does not utilize the western portion of the lot, which is proposed to be split and sold separately.

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

Chairman Malm opened the hearing for PUBLIC COMMENT. Allesa Statham, resident, commented via eComments that she was opposed to this item. Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Heath, to approve the subdivision permit and plat for Allison Tracts, 12th Filing and adopt findings of fact a, b and c of the staff report. The motion carried by the following vote:

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

**Excused:** Thompson

20. PUBLIC HEARING regarding a proposed extension of a Board of Public Utilities water main within the Chalk Bluff Rd right-of-way.

[25 - 021](#)

**Attachments:** [Cheyenne LEADS, Notice of Intent, Chalk Bluff Rd ROW](#)

Justin Arnold, Planning, said AVI PC, on behalf of Cheyenne LEADS, has provided notice of intent to extend the 16" BOPU water main line within the Chalk Bluff Road

ROW. Arnold said under the Laramie County Land Use Regulations § 2-2-127, the Laramie County Board of County Commissioners is required to hold a public hearing for every proposal to extend main lines in excess of 12" in order to discern the public's position on the project and to assure that the project will be located so as to minimize disruption of existing county residents and land users. He said while the Board does not have the discretion to disapprove the application, the hearing provides the developer a chance to hear the public's concerns, answer any questions and make appropriate changes.

Chairman Malm opened the hearing for PUBLIC COMMENT. Allesa Statham, resident, commented via eComments that she was opposed to this item. Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

The report was received and filed.

**The meeting adjourned at 4:49 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).