

Board of County Commissioners

Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, October 7, 2025

3:30 PM

Commissioners Board Room

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 Sept 19, 2025.

[25 - 468](#)

Attachments: [Draft Minutes Sept 16, 2025](#)

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, Hollingshead, Zwonitzer

Consent Agenda

Approval of the Consent Agenda

A motion was made by Vice Chairman Thompson, seconded by Commissioner Heath, 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 contract between WY State Parks and Cultural Resources and Laramie County, WY, and the city of Cheyenne in an amount not to exceed \$12,710 to set forth the terms and conditions by which the subgrantees shall expend Semiquincentennial Grant Program funds for the student exploration of the Revolutionary War ideals and Wyoming's unique role in the Our American Story project.

[25 - 466](#)

Attachments: [Contract, WY State Parks and Cultural Resources](#)

This agenda item was approved.

3. Consideration of a memorandum of understanding between Laramie County, WY, and Laramie County School District #1 to set forth the terms and conditions by which the school district will provide educational programs and services at the Laramie County Juvenile Services Center to students who are not enrolled in the school district. [25 - 461](#)

Attachments: [MOU, Laramie County School District #1](#)

This agenda item was approved.

4. Consideration of an agreement between Laramie County, WY, and Laramie County Community College to outline the roles and responsibilities of each party in cosponsored community shooting courses. [25 - 459](#)

Attachments: [Agreement, LCCC](#)

This agenda item was approved.

5. Consideration of an addendum to service agreement between Laramie County, WY, and Power Systems West in the amount of \$8,580 with a yearly increase by 3% as described in attachment A. [25 - 467](#)

Attachments: [Addendum, Power System West](#)

This agenda item was approved.

6. Consideration of first amendment to a memorandum of agreement between Laramie County, WY, and National Foundation for the Centers of Disease Control and Prevention, Inc, to amend Section II, Terms and Termination, by deleting Sept 29, 2025, and inserting Sept 29, 2026. [25 - 474](#)

Attachments: [First Amendment to MOA, CDC](#)

This agenda item was approved.

7. Consideration of an addendum to agreement between Laramie County, WY, and Schlosser Signs, Inc, in an amount not to exceed \$31,225 to fabricate and install cover boxes and "Archer Complex" lettering for three entry marker signs at the Archer Complex. [25 - 475](#)

Attachments: [Addendum, Schlosser Signs, Inc](#)

This agenda item was approved.

8. Consideration of a contract for services between Laramie County, WY, and the city of Cheyenne, Office of Youth Alternatives, in an amount not to exceed \$91,237 to provide crisis shelter services to remain in effect until June 30, 2026. [25 - 481](#)

Attachments: [FY26 Contract for Services, Youth Alternatives, Crisis Shelter](#)

This agenda item was approved.

9. Consideration of an annual agreement between Laramie County, WY, and the city of Cheyenne, Office of Youth Alternatives, in the amount of \$82,194 to provide juvenile probation services to remain in full force and effect until June 30, 2026. [25 - 482](#)

Attachments: [FY26 Agreement, Youth Alternatives, Juvenile Probation Services](#)

This agenda item was approved.

10. Consideration of the following fees collected by various county entities for Aug 2025: County Clerk, \$139,209.34; Sheriff, \$85,659.36; Clerk of District Court, \$22,787.60; Shooting Sports, \$17,184.40; Planning & Development, \$173,207.63; Circuit Court, \$79,340.00; DUI Court, \$600.00; Drug Court, \$180.00. [25 - 469](#)

Attachments: [Aug Fees 2025](#)

This agenda item was approved.

11. Consideration of the following part-time salaries in the amount of \$57,668.16 for Sept 2025: Planning, \$676.13; Shooting Sports, \$6,973.18; Buildings/Maintenance, \$19,184.54; Sheriff Operations, \$2,061.18; Detention, \$23,199.60; Events, \$1,090.95; District Court, \$1,931.40; Drug/DUI Courts, \$2,551.18. [25 - 470](#)

Attachments: [Sept Part-time Salaries 2025](#)

This agenda item was approved.

Warrants

Commissioner Thompson announced he had a conflict of interest with agenda item #12.

12. Consideration of warrants in the amount of \$3,190,030.73 for Sept 2025. [25 - 471](#)

Attachments: [Sept Warrants 2025](#)

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

Recused: Thompson

Grants

13. Consideration of a subrecipient agreement between Laramie County, WY, and Cheyenne Health and Wellness, dba HealthWorks, for an opioid settlement award in the amount of \$500,000 to run through May 31, 2028. [25 - 460](#)

Attachments: [Subrecipient Agreement, HealthWorks](#)

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

Contract/Agreement/Leases

14. Consideration of an addendum to agreement between Laramie County, WY, and Paladin Technologies (USA), Inc, in the amount of \$64,220 to provide, install, and mobilize the Evolv single-lane system and Evolv eXpedite x-ray scanner with subsequent years of the agreement being paid an annual lease amount of \$41,700. [25 - 462](#)

Attachments: [Addendum, Paladin Technologies \(USA\), Inc](#)

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

15. Consideration of an addendum to agreement between Laramie County, WY, and GW Mechanical, Inc, in the amount of \$125,480 to remove and replace the sump pump at 2020 Carey Ave. [25 - 463](#)

Attachments: [Addendum, GW Mechanical, 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, Hollingshead,
 Zwonitzer

16. Consideration of an agreement between Laramie County, WY, and Good Earth Tools, Inc, in an amount not to exceed \$41,940 to purchase a hydraulic-powered municipal culvert cleaner attachment as detailed in exhibit A. [25 - 472](#)

Attachments: [Agreement, Good Earth Tools, Inc](#)

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, Thompson, Heath, Hollingshead,
 Zwonitzer

17. Consideration of an addendum to counteroffer to contract to buy and sell real estate between Laramie County, WY, and Cheyenne Housing Authority in the amount of \$200,000 and to comply with HUD requirements concerning the purchase of the Foxcrest Community Building.

25 - 480

Attachments: [Addendum to Counteroffer, Cheyenne Housing Authority](#)

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

Resolutions

18. Consideration of a resolution giving public notice of Laramie County's intent to amend the 2024 Edition of the International Residential Code, Section R105.2-work exempt from permit.

25 - 473

Attachments: [Resolution, Amending 2024 Edition of the Intern'l Residential Code Section R105.2-work exempt from permit.](#)

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

Land Use:Variances/Board App./Plats

19. PUBLIC HEARING regarding a vacation, administrative plat, and zone change from MR - Medium Density Residential to MU - Mixed Use for the York Subdivision, 2nd Filing, Laramie County, WY.

25 - 465

Attachments: [Fox Properties 440S, LLC, Vacation and Administrative Plat and Zone Change for York Subdivision, 2nd Filing](#)

Sonny Pourchot, Planning, said Jones Land Surveying, Inc, on behalf of Fox Properties 440S, LLC, submitted applications for an administrative plat and a zone change. She said the applications are to vacate Lots 1, 2 and 3, York Subdivision, 1st Filing, to create a two-tract subdivision to be known as York Subdivision, 2nd Filing, and to change the zone district from MR - Medium Density Residential to MU - Mixed Use. Pourchot said the subject property is at 418, 420 and 426 Ave D. She said both applications were combined into one staff report for ease of presentation and discussion, with separate motions required for the two actions.

Pourchot said based on the evidence provided, the staff recommends approval of the vacation and the administrative plat, with the adoption of findings of fact a, b and c and approval of the zone change, with the adoption of findings of fact c and d.

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 Vice Chairman Thompson, to approve the administrative plat for York Subdivision, 2nd Filing, 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: Malm, Thompson, Heath, Hollingshead,
 Zwonitzer

A motion was made by Commissioner Hollingshead, seconded by Vice Chairman Thompson, to approve the zone change from MR to MU for York Subdivision, 2nd Filing, Laramie County, and adopt the findings of fact c and d of the staff report with one condition: Zone change is contingent upon the approval of York Subdivision, 2nd Filing. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
 Zwonitzer

- 20.** PUBLIC HEARING regarding a zone change from LU - Land Use to PUD - Planned Unit Development for a portion of Sects 5, 6, 7, T12N, R66W, of the 6th PM, Laramie County, WY.

[25 - 478](#)

Attachments: [Zone Change, Switchgrass Industrial Park Presentation, Tallgrass and Crusoe](#)

Sonny Pourchot, Planning, said Tallgrass Integrated Logistics Solutions, LLC, on behalf of Lazy D Grazing Assoc, Inc, submitted a zone change application for a location west of the intersection of Chalk Bluff Rd and US Hwy 85. She said the application is to change the zone district from LU - Land Use to PUD - Planned Unit

Development - to create an area in the Switchgrass Industrial Park for specialized commercial and industrial business, including data center and energy infrastructure.

Scott Prestidge and Adam Marsano, Tallgrass, gave an overview of the company and project. Vincent Whisker, Crusoe.ai, and Cindy DeLancey, Holland and Hart, said the proposed data center will be a multi-billion dollar investment that will bring significant economic impact to the county. Whisker also explained the company will drill its own well and will utilize closed-loop water resources.

Pourchot 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.

Tucker Fagan, resident, and Renny MacKay, WY Business Alliance, spoke in favor of the project, noting the positive economic effect on the county, advancement of AI for national security, creating opportunities to keep young people in the state, attracting innovative companies, and fostering economic diversification.

Thomas White, resident, spoke against the project, expressing concerns about traffic, population increase and water.

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 zone change from LU – Land Use to PUD – Planned Unit Development for a portion of Sects 5, 6, 7, T12N, R66W, of the 6th PM, Block 1, 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, Hollingshead,
Zwonitzer

- 21.** PUBLIC HEARING regarding a vacation of Polk Addition, 2nd Filing, Tract 1, and subdivision permit and plat for Polk Addition, 3rd Filing, Laramie County, WY.

[25 - 479](#)

Attachments: [High West, LLC, Vacation and Subdivision Permit and Plat Polk Addition, 3rd Filing](#)

Sonny Pourchot, Planning, said AVI, PC, on behalf High West, LLC, submitted an application for a subdivision permit and plat. She said the application is to subdivide the existing parcel, totaling 17.72 acres, into two new tracts, which will be known as Polk Addition, 3rd Filing, with the residential use remaining.

Pourchot 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 Zwonitzer, seconded by Commissioner Hollingshead, to approve the vacation of Polk Addition, 2nd Filing, Tract 1, and approve the subdivision permit and plat known as Polk Addition, 3rd Filing, Laramie County, WY, and adopt the findings of fact a, b and c of the staff report with no conditions. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Further Business

- 22.** Consideration of an agreement between Laramie County, WY, and the city of Cheyenne to lease approximately 12,728 sq ft of general office space on the third and fifth floors of the building located at 2020 Carey Ave.

[25 - 483](#)

Attachments: [Lease Agreement, City of Cheyenne](#)

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

The meeting adjourned at 4:34 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, Oct 7, 2025.

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.