

**REPORT TO THE
MINUTES OF THE BOARD OF
CARBON COUNTY COMMISSIONERS
REGULAR MEETING
Tuesday, September 1, 2015
County Courthouse, Rawlins, Wyoming**

The regular meeting of the Board of Carbon County Commissioners (BOCC) commenced Tuesday, September 1, 2015 at the County Courthouse in Rawlins, Wyoming. Attending the meeting were; Chairman John Espy; Vice Chairman John Johnson; Commissioners Lindy Glode, Leo Chapman and Sue Jones.

Chairman Espy called the meeting to order at 9:00 a.m.

ADDITIONS / CORRECTIONS

Commissioner Glode moved to add a discussion about courthouse improvements after the Skyline Acres lease discussion at approximately 2:00 p.m. Commissioner Johnson seconded and the motion carried unanimously.

VOUCHERS

Commissioner Glode moved to approve the report of expenditures in the amount of \$105,424.78. Commissioner Johnson seconded and the motion carried unanimously.

Commissioner Chapman moved to approve a bill to Rawlins Automotive for \$661.67, Shively Hardware for \$173.82 and True Value of Rawlins for \$1,987.71 for an aggregate total of bills paid today of \$108,247.98. Commissioner Jones seconded and the motion carried with all voting for the motion except Commissioner Glode who abstained due to personal conflicts.

Vendor	Detail Line Description	Total
ALLIED INSURANCE	NOTARY BOND	\$ 50.00
AMERICAN BAR ASSOCIATION	ABA DUES	\$ 258.00
BLAKEMAN PROPANE	PROPANE TANK RENT	\$ 60.00
BRUCO, INC	CLEANING SUPPLIES	\$ 388.08
BUILD RITE LUMBER SUPPLY	SUPPLIES	\$ 4.47
CARBON COUNTY 4-H	MOTEL	\$ 875.00
CARBON COUNTY SENIOR SERVICES	AUGUST HEALTH SUBSIDY	\$ 1,750.00
CARBON COUNTY TREASURER	VARIOUS CASH ITEMS	\$ 20.80
CARBON POWER & LIGHT INC	ELECTRICAL SERVICES	\$ 180.79
CBM FOOD SERVICE	JAIL MEALS	\$ 3,122.68
CDW GOVERNMENT, INC.	IT EQUIPMENT	\$ 820.42
CENTURY LINK	TELEPHONE SERVICES	\$ 79.91
CENTURYLINK	TELEPHONE SERVICES	\$ 5,346.46
CHARTER COMMUNICATIONS	CABLE SERVICES	\$ 34.04

CNA SURETY	NOTARY BONDS	\$ 50.00
COWBOY SUPPLY HOUSE	SUPPLIES	\$ 68.70
CRAIG, CATHY	REIMBURSEMENTS	\$ 14.08
CXTEC	NETWORK CABLES	\$ 193.05
DALLIN MOTORS INC	OIL CHANGE	\$ 54.34
DEVINE LAW	LEGAL SERVICES/TRAVEL	\$ 281.25
DIXON, TOWN OF	WATER SERVICES	\$ 17.60
ELK MOUNTAIN CONOCO	FUEL	\$ 49.29
ENGSTROM, JAMES D. DDS	DENTAL SERVICES	\$ 2,500.00
FIRE RESCUE MAGAZINE	MAGAZINE SUBSCRIPTION	\$ 43.00
FLEXSHARE BENEFITS	AUGUST PARTICIPANTS	\$ 144.00
FOX, SID	REIMBURSEMENTS	\$ 110.84
FREMONT MOTORS - RAWLINS	VEHICLE MAINTENANCE	\$ 107.57
GALLS/QUARTERMASTER	SHERIFF UNIFORMS	\$ 128.89
GRAINGER	SUPPLIES	\$ 523.50
H.B. LEE CONSTRUCTION	CONSTRUCTION/PARTS	\$ 9,856.00
HANNA, TOWN OF	WATER SERVICES	\$ 16.50
HIGH PLAINS POWER	ELECTRICAL SERVICES	\$ 71.36
HILLTOP CONOCO	FUEL	\$ 29.34
INTERNATIONAL ACADEMICS OF EMERGENCY	QUIZ FEES	\$ 5.00
J H KASPAR OIL COMPANY	FUEL/OIL/WINDSHIELD WASHER FLUID	\$ 146.36
JACKALOPE PRINTING	SUPPLIES	\$ 25.00
KILBURN TIRE COMPANY	VEHICLE MAINTENANCE	\$ 199.19
KING SOOPERS CUSTOMER CHARGES	SUPPLIES	\$ 97.20
KONE ELEVATORS ESCALATORS	ELEVATOR MAINTENANCE	\$ 859.26
L N CURTIS & SONS	BALL VALVE	\$ 49.88
LONG BUILDING TECHNOLOGIES, INC.	BOILER REPAIRS	\$ 1,246.18
MARTINEZ, RAY	PAINTING	\$ 440.00
MCGUIRE, LANDON	EQUIPMENT REPAIRS	\$ 162.76
MEMORIAL HOSPITAL OF CARBON COUNTY	HEALTH FAIR SCREENINGS	\$ 1,620.00
MILLIKEN, ASHLEY	MILEAGE	\$ 17.00
MOSS, BARBARA	MILEAGE	\$ 82.80
MPM CORP / EVERGREEN DISPOSAL	GARBAGE SERVICES	\$ 15.00
MURANE & BOSTWICK, LLC.	PROFESSIONAL SERVICES	\$ 496.00
MY OFFICE ETC.	OFFICE SUPPLIES	\$ 367.90
NORCO, INC.	PARTS	\$ 83.64
OPTUM HEALTH	TRANSPLANT INSURANCE APPLICATION	\$ 1,718.52
O'REILLY AUTO PARTS	REPAIR KIT	\$ 12.99
PATTON, ROBERT L.	MILEAGE	\$ 13.20
PITNEY BOWES GLOBAL FINANCIAL SVCS LLC	LEASING CHARGES	\$ 503.79

QUILL CORPORATION	SUPPLIES	\$ 11.47
RAWLINS AUTOMOTIVE	PARTS	\$ 26.51
RAWLINS FIRE EXTINGUISHER	INSPECTIONS	\$ 214.00
RESERVE ACCOUNT	POSTAGE	\$ 10,000.00
RICOH USA INC	IT COPIERS	\$ 305.55
RIETVELD, TONI	MILEAGE	\$ 25.00
ROCKY MOUNTAIN HOSTAGE NEGOTIATORS	MEMBERSHIPS	\$ 25.00
ROCKY MOUNTAIN POWER	ELECTRICAL SERVICES	\$ 907.48
RYAN ELECTRONICS INC	PAGERS/BATTERIES	\$ 2,033.75
SARATOGA SUN	RENEWAL/ADS	\$ 37.00
SARATOGA, TOWN OF	WATER SERVICES/REFRESHER CLASS	\$ 22.00
SECRETARY OF STATE	NOTARY CERTIFICATE	\$ 30.00
SECURITY TRANSPORT SERVICES, INC.	INMATE EXTRADITION	\$ 2,495.00
SHEPARD'S	FUEL	\$ 115.26
SHIVELY HARDWARE	SUPPLIES	\$ 11.96
SIERRA DETENTION SYSTEMS	POSITION SWITCHES	\$ 25.88
SOURCE GAS	GAS SERVICES	\$ 163.21
STAPLES ADVANTAGE	FOLDERS	\$ 52.49
STATE OF WYOMING A & I	MAIN FRAME ACCESS	\$ 22.80
STEPHENSON, LEE ANN	MILEAGE	\$ 45.60
TERMINIX	PEST CONTROL	\$ 38.00
THOMSON REUTERS-WEST PAYMENT CENTER	INFORMATION CHARGES	\$ 579.13
TIGER MART	FUEL	\$ 22.06
TRADING POST	FUEL	\$ 96.91
TRUE VALUE OF RAWLINS	SUPPLIES	\$ 412.11
ULTRAMAX	AMMUNITION	\$ 73.35
UNION TELEPHONE COMPANY	TELEPHONE SERVICES	\$ 3,538.94
VAN'S WHOLESALE LLC	SUPPLIES	\$ 166.85
VOLUNTEER FIREMEN PENSION FUND	AUGUST FIRE RETIREMENT	\$ 660.00
WARRIOR SERVICES, LLC	PEST CONTROL	\$ 60.00
WELD CO SHERIFF'S OFFICE	PAPER SERVICE	\$ 16.32
WELLS, JACQUELIN	REIMBURSEMENTS	\$ 30.00
WY DEPT OF TRANSPORTATION	ROAD/BRIDGE CONSTRUCTION	\$ 0.50
WY LAW ENFORCEMENT ACADEMY	TRAINING	\$ 50.00
WY LIVESTOCK ROUNDUP	EXTENSION OFFICE SUBSCRIPTION	\$ 50.00
WY MACHINERY COMPANY	PARTS	\$ 748.77
WY PEACE OFFICERS ASSOC	REGISTRATION	\$ 10.00
WY STATE FIRE MARSHAL'S OFFICE	TRAINING BOOKS	\$ 332.99
WY STATE FORESTRY	REAR DRUM ASSEMBLY	\$ 50.97
YAMPA VALLEY ELECTRIC	ELECTRICAL SERVICES	\$ 56.61
ZIRMED, INC	PROFESSIONAL CLAIMS	\$ 0.70
GRAND TOTAL		\$ 108,247.98

CONSENT AGENDA

Commissioner Johnson moved to approve the consent agenda. Commissioner Chapman seconded and Clerk Bartlett noted the consent agenda includes the August 18, 2015 regular meeting minutes; bond for Cheryl M. Jordan, Municipality Recreation Director for the Town of Sinclair in the amount of \$5,000.00; a bond for Michael J. Smith, Treasurer for the Jeffrey Center in the amount of \$5,000.00; a bond for Russell Waldner, Treasurer for the Saratoga-Carbon County Impact Joint Powers Board in the amount of \$25,000.00; and Planning and Development Department receipts for \$150.00. The motion carried unanimously.

ELECTED OFFICIALS / DEPARTMENT HEADS

Road & Bridge

Bill Nation, Road & Bridge Superintendent presented a resolution to support Natrona County's State Land and Investment Board grant application for the Alcova-Kortes Road bridge replacement as discussed at the last meeting.

Commissioner Johnson moved to approve Resolution No. 2015-27 to support Natrona County's State Land and Investment Board grant application for the Alcova-Kortes Road Bridge. Commissioner Chapman seconded and the motion carried unanimously.

Resolution No. 2015 – 27

A Resolution of the Board of County Commissioners of Carbon County, Wyoming, "RESOLUTION IN SUPPORT OF THE NATRONA COUNTY COMMISSIONERS IN THEIR EFFORTS TO REPLACE THE KORTES ROAD BRIDGE"

WHEREAS, due to the Wyoming Department of Transportation's determination that the Kortes Road Bridge below the dam at Alcova was no longer safe for regular use, and a temporary weight restriction of six (6) tons was placed on the bridge; and

WHEREAS, an additional engineering study was conducted by the Wyoming Department of Transportation which resulted in the bridge now being open to one-lane traffic with a 12/22/25 (3-5-6 axel) ton weight restriction; and

WHEREAS, the Kortes Road Bridge was scheduled for replacement under the Wyoming Department of Transportation BROS program in 2021; and

WHEREAS, the Wyoming Department of Transportation has recognized the importance of the Kortes Road Bridge and has agreed to move this bridge into next year's replacement program; however, the Wyoming Department of Transportation does not have the budget to provide for fully funding its share of the replacement costs in 2016 or 2017; and

WHEREAS, the Natrona County Board of County Commissioners are applying to the State Land and Investment Board (SLIB) for a grant to fund the bridge replacement budget shortfall; and

WHEREAS, the current state of deterioration of the Kortess Road Bridge creates significant transportation concerns for residents of Carbon County which if not resolved will result in a negative impact upon the welfare of the residents of the County; and

WHEREAS, the Kortess Road Bridge provides connectivity for residents of Carbon County to access services in Natrona County through Carbon County Road 291 which if not resolved will result in a negative impact upon the welfare of the residents of the County who will be required to double or triple the amount of travel to reach necessary services; and

WHEREAS, agricultural business and ranching is a cornerstone industry in Carbon County and use of the Kortess Road Bridge is integral to the operation of this industry which if not resolved will result in a negative impact upon the welfare of the residents of the County who will be required to double or triple the amount of travel to reach necessary services; and

WHEREAS, tourism is a vital industry in Carbon County and use of the Kortess Road Bridge is essential to the operation of this industry which if not resolved will result in a negative impact upon the welfare of the residents of the County who rely upon this industry; and

WHEREAS, the Carbon County Board of County Commissioner's recognize the need to protect and support the welfare of the citizens of Carbon County and fully support the Natrona County Board of County Commissioner's application to the State Land and Investment Board (SLIB) for a grant to fund the bridge replacement budget shortfall; and

NOW THEREFORE, BE IT RESOLVED BY THE CARBON COUNTY BOARD OF COUNTY COMMISSIONERS to support the Natrona County Board of County Commissioner's application to the State Land and Investment Board (SLIB) for a grant to fund the bridge replacement budget shortfall.

PRESENTED, READ, AND ADOPTED at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, on this 1st day of September, 2015.

**BOARD OF COUNTY COMMISSIONERS OF
CARBON COUNTY, WYOMING**

By: John Espy, Chairman
Willing John Johnson, Vice Chairman
Leo Chapman, Member
Lindy Glode, Member
Sue Jones, Member

Attest: -s- Gwynn G. Bartlett, Carbon County Clerk

Mr. Nation reported that there was an Elk Mountain Bridge replacement meeting August 19 and a timeline was finalized.

Public Health

Jacqueline Wells, Public Health Nurse reported her office held a color run to funds for high school programs. There were over 80 participants. Emily Kaluzny, Public Health Response Coordinator reported Wyoming received funds to have a 250 person medical station and the state will be dividing these into 5, 250 person stations throughout the state. The state would like to store medical supplies at the Jeffrey Center. Ms. Kaluzny reported the Jeffrey Center Board is

aware of this as well as Bruce Taylor, building manager. While the supplies will be in Rawlins they will be for the southwest corner of the state and the state of WY is responsible to disperse these items if needed. The BOCC supported this idea. Deputy Attorney Ashley Mayfield reported the county will need a memorandum of understanding as well as a generator because the elevator will have to work to move the heavy boxes of supplies. John Zeiger, Emergency Manager reported he will be working on an environmental study to apply to the state for funds to pay for a generator.

Ms. Wells reviewed statistics of services her office provides.

Emergency Management

Mr. Zeiger discussed that SHSP homeland security funds will now be on a competitive basis rather than a direct allocation from the state. He discussed the process and his plans of what to apply for. Mr. Zeiger reported the Emergency Operations Plan is complete and he has submitted it to the state.

IT

Commissioner Johnson moved to waive the procurement policy and approve a Lease Agreement between Carbon County and Ricoh for a total of \$2,499.21 per quarter for at least 48 months. Commissioner Glode seconded and Mr. Webster noted that he has saved approximately \$400.00 per year by negotiating the agreement. He also previously went through an informal bid process for copiers and there was no other company competitive at that time with the pricing and Ricoh has a technician in Rawlins for maintenance. The motion carried unanimously.

Mr. Webster submitted the revised Fatbeam contracts for fiber and high speed internet.

Commissioner Jones moved to approve two contracts with Fatbeam for high speed internet for \$151,995.00 for five years and dark fiber for \$305,370.00 for ten years. Commissioner Chapman seconded and the motion carried unanimously.

Clerk

Gwynn Bartlett, County Clerk advised she was contacted by Carbon Power & Light who would like a utility easement across county owned property at the county fire station at McFadden to feed the Dunmire Ranch water well. She reported their proposed easement was not received until late yesterday and asked if the BOCC wanted to consider approval after negotiations are final. Commissioner Johnson reported he spoke with Carbon Power & Light and they are comfortable waiting until the next meeting.

Clerk Bartlett reported she issued a 24-hour catering permit to Hotel Wolf for the Bullfest event in Saratoga for August 22.

Clerk Bartlett presented a resolution and grant application for the State Land and Investment Board fire truck.

Commissioner Chapman moved to approve Resolution No. 2015-28 to support a State Land and Investment Board grant application for a fire truck. Commissioner Glode seconded and the motion carried unanimously.

RESOLUTION 2015 - 28

AUTHORIZING SUBMISSION OF A FEDERAL MINERAL ROYALTY CAPITAL CONSTRUCTION ACCOUNT GRANT APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD ON BEHALF OF THE GOVERNING BODY FOR THE COUNTY OF CARBON, WYOMING FOR THE PURPOSE OF PURCHASING ONE NFPA COMPLIANT CREW CAB, TYPE 6, DUAL REAR WHEEL BRUSH TRUCK TO BE LOCATED AT THE CARBON COUNTY FIRE DEPARTMENT IN MCFADDEN, WYOMING.

WITNESSETH

WHEREAS, the Governing Body for the County of Carbon, Wyoming desires to participate in the FEDERAL MINERAL ROYALTY CAPITAL CONSTRUCTION ACCOUNT GRANT program to assist in financing this project; and

WHEREAS, the Governing Body of the County of Carbon, Wyoming recognizes the need for the project; and

WHEREAS, the Federal Mineral Royalty Capital Construction Account Grant program requires that certain criteria be met, as described in the State Loan and Investment Board's Rules and Regulations governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, the Governing Body of the County of Carbon, Wyoming plans to match the requested Federal Mineral Royalty Capital Construction Account Grant from the following source(s): 50% matching funds of \$49,000.00 have been approved by the Board of Carbon County Commissioners in the county's fiscal year 15-16 budget from the county's general fund.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE COUNTY OF CARBON, WYOMING that a grant application in the amount of \$98,000.00 be submitted to the State Loan and Investment Board for consideration at the January 21, 2016 grant meeting to assist in funding the McFadden Brush Truck.

BE IT FURTHER RESOLVED, that Gwynn Bartlett, County Clerk and John Espy, Chairman are hereby designated as the authorized representatives of the County of Carbon, Wyoming to act on behalf of the Governing Body on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS 1st day of September, 2015

-s- John Espy, Chairman

Attest: -s- Gwynn G. Bartlett, County Clerk

Attorney

Ashley Mayfield Davis, Deputy County Attorney presented a Memorandum of Understanding for the library in Elk Mountain. She noted there is a more specific description of the building in the agreement as well as discussion of relocation and utility costs. She noted the BOCC could continue under the current lease in the current facility or execute this MOU and eventually move into the new building. Commissioners Johnson and Glode discussed his concern for the Library Board not having reviewed this yet. Ms. Davis reported that she will contact the Library Board for comment.

Commissioner Espy recommended discussing the matter further at the Elk Mountain meeting September 15.

Ms. Davis discussed Worker's Compensation coverage for probationers noting that court ordered individuals can be covered under workers compensation coverage however the county's liability insurance does not apply. Juveniles on the diversion program do not automatically receive workers compensation coverage but the governing board can elect to allow this. She recommended if the BOCC decided to allow this someone should be designated to supervise the individuals.

Commissioner Glode moved to carry workers compensation on juveniles on the diversion program and to authorize the Chairman to sign Resolution 2015-29 indicating this after the resolution is prepared and approved by the Attorney and BOCC. Commissioner Chapman seconded and the motion carried unanimously.

Resolution No. 2015 – 29

A Resolution of the Board of County Commissioners of Carbon County, Wyoming,

“RESOLUTION FOR ELECTION OF WORKER’S COMPENSATION COVERAGE FOR PERSONS PERFORMING COMMUNITY SERVICE”

WHEREAS, the Carbon County Board of County Commissioner’s recognize the benefits received when juveniles complete community service pursuant to a court order or diversion program and the need to support the completion of any such ordered community service; and

WHEREAS, the Carbon County Board of County Commissioner’s recognize the need to support the completion of any such ordered community service by allowing juveniles to complete community service on Carbon County property, after they have been enrolled in the Worker’s Compensation program; and

WHEREAS, pursuant to Wyoming Statute §27-14-108(x)(v), the Board of County Commissioners of Carbon County is making a written election of Worker’s Compensation Coverage for juveniles performing community service pursuant to a criminal sentencing order or a diversion agreement entered into with a prosecuting authority; and

WHEREAS, the Carbon County Board of County Commissioners recognize the need to protect and oversee the welfare of the juveniles completing community service on Carbon County property and hereby require that any such community service be supervised by the Carbon County Sheriff or his designee; and

NOW THEREFORE, BE IT RESOLVED BY THE CARBON COUNTY BOARD OF COUNTY COMMISSIONERS to institute Worker's Compensation Coverage for juveniles completing community service on Carbon County property pursuant to a court order or diversion agreement entered into with a prosecuting authority, under the direction of the Carbon County Sheriff or his designee.

APPROVED AND ADOPTED at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, on this 1st day of September, 2015.

**BOARD OF COUNTY COMMISSIONERS OF
CARBON COUNTY, WYOMING**

By: -s- John Espy, Chairman

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

Attorney Davis recently met with the Museum Board about the Ferguson Building and is still working on details of the dangerous building release as well as hiring a new architect and the BOCC will be updated as the process continues.

Buildings & Grounds

Attorney Davis discussed the proposed Kone Elevator contract and the changes from the older version including a 7 year continuing renewal and a 3.5% increase annually for labor costs. Commissioner Johnson discussed his concern for the costs and Buildings Manager Craig Jones reported the labor costs are cheaper under this agreement and the county will save up to \$12,000 annually under the new one. He mentioned there may be one other company that services elevators in the area. Ms. Davis noted the procurement policy would need waived on this. Commissioner Johnson stated he would feel more comfortable with a 4 year contract and Ms. Davis agreed to contact the company to negotiate this. The BOCC asked Mr. Jones to find out more and return later today.

Mr. Jones presented Change Order #8 for the Carbon Building HVAC project to add fees because the Department of Family Services private restroom ventilation had to be rerouted from the original plans to the roof for easier install and service.

Commissioner Jones moved to approve Change Order #8, replacing a wall mounted ventilation fan to a roof mounted totaling an addition of \$3,353.00. Commissioner Chapman seconded and the motion carried unanimously.

Mr. Jones reported he is trying to obtain quotes for blinds and he has not obtained one on the cameras. There was further discussion about this and Clerk Bartlett stated she and Mr. Jones would look into what we are waiting on and report at the next meeting.

Mr. Jones discussed the elevator upgrade at the Carbon Building for the card reader system. The cost is in the budget for the Carbon Building upgrades and he presented a

Commissioner Chapman moved to approve \$15,857.00 from lease funds for a card reader system for the Carbon Building elevator to be purchased from Kone Elevators. Commissioner Jones seconded and Mr. Jones explained this is to isolate the Library from the rest of the building primarily on the weekends. The motion carried unanimously.

Mr. Jones presented a job description for a maintenance assistant and he will begin advertising for the position soon. Commissioner Chapman reported that he had received a complaint regarding a business at Skyline Acres encroaching into the public roads and since the department now has a zoning enforcement officer he suggested this be looked into.

Planning & Development

Sid Fox, County Planning Director reported the BOCC will be hearing the changes to the Zoning Resolution and asked if the BOCC wanted a workshop prior to the day of adoption.

SECURE RURAL SCHOOLS ACT FUNDS

Chairman Espy opened a public hearing at 10:50 a.m. to discuss the use of Secure Rural Schools Act Funds otherwise known as Forest Reserve funds. Clerk Bartlett reported the county normally uses these funds for reimbursement to the county for search and rescue and emergency services on national forest lands. Chairman Espy closed the hearing at 10:53 a.m.

Commissioner Jones moved to use Secure Rural Schools Act Funds to reimbursement the county for search and rescue and emergency services on forest lands. Commissioner Chapman seconded and the motion carried unanimously.

MEMORIAL HOSPITAL OF CARBON COUNTY (MHCC)

Dana Barnett, Chief Executive Officer reported the strategic plan has been implemented. The physical therapy project has been approved by the state and the stamped drawings have been received for the HVAC project as well. MHCC is actively recruiting various positions.

Board member Henry Hewitt discussed the implementation of ICD10 and they do not expect to need the county's financial backing for this project.

Chelle Keplinger, Chief Financial Officer for MHCC presented a financial analysis as of July 31, 2015.

EXTENSION OF CONDITIONAL USE PERMIT

Roxane Perruso, Vice President and General Counsel and Ryan Jacobson, Director - Engineering and Construction, both with the Power Company of Wyoming (PCW) discussed the 2015 Annual Progress Update, Carbon County Conditional Use Permit for the Chokecherry and Sierra Madre Wind Energy Project. Ms. Perruso noted the three requirements for the BOCC to consider are that they receive a written request and this must be received no later than 90 days before expiration of the initial permit and finally to show good cause.

Mr. Jacobsen noted they expect a decision on the eagle take permit from the US Fish and Wildlife Service by mid-2016. Ms. Perruso clarified any delays have not been due to their lack of trying as they are doing their best to move the project along through the process.

Commissioner Glode moved to approve extension of the conditional use permit for Power Company of Wyoming's Chokecherry and Sierra Madre Wind Energy Project, Case File CUW 2012-01, for two years from the date the original permit expired noting all original criteria still apply. Commissioner Johnson seconded and the motion carried unanimously.

RECESS

Chairman Espy called a recess at 11:47 a.m. and reconvened at 1:30 p.m.

PLANNING & ZONING

Public Hearing - Z.C. Case File No. 2015-05

Chairman Espy opened a public hearing at 1:30 p.m. to hear Planning & Zoning Z.C. Case File No. 2015-05. Sid Fox, County Planning Director presented Z.C. Case File No. 2015-05, Sinclair Wyoming Refining Company/Steve Sondergard's request for a Zone Change from Ranching, Agriculture, Mining (RAM) to Heavy Industrial (MH), encompassing approximately 146 acres.

Chairman Espy called for comments for or against the case. Commissioner Johnson noted Vice Chairman Besel of the P&Z Commission asked about rerouting County Road #324 and he asked Mr. Nation to comment on this. Mr. Nation stated in the past he has had lengthy discussions and there will become a point in the build out that County Road #351 may need taken around the build out area and at the same time #324 may need relocated as well but for now it is sufficient.

There being no further comments, Chairman Espy closed the hearing at 1:40 p.m.

Commissioner Jones moved to approve Resolution No. 2015-30, A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission regarding Z.C. Case File No. 2015-05, Sinclair Wyoming Refining Company/Steve Sondergard's request for a Zone Change from Ranching, Agriculture, Mining to Heavy Industrial, encompassing approximately 146 acres. Commissioner Chapman seconded and the motion carried unanimously.

Resolution No. 2015 – 30

A Resolution of the Board of County Commissioners of Carbon County, Wyoming, adopting the recommendation of the Carbon County Planning and Zoning Commission.

Z.C. Case File #2015-05

WHEREAS, pursuant to Wyo. Stat. Ann. §18-5-202(b), the Carbon County Planning and Zoning Commission held a public hearing on Monday, August 3, 2015, which hearing was advertised by public notice at least thirty (30) days prior to said hearing; and

WHEREAS, at the Monday, August 3, 2015, public hearing, the Carbon County Planning and Zoning Commission provided the public the opportunity to comment and the Carbon County Planning and Zoning Commission considered any public comments which were made at said public hearing; and

WHEREAS, at the conclusion of said Monday, August 3, 2015, public hearing, the Carbon County Planning and Zoning Commission voted to certify in writing its recommendation to the Carbon County Board of County Commissioners to adopt the change as an amendment to the Carbon County Official Zoning Map for Carbon County, Wyoming; and

WHEREAS, the Carbon County Board of County Commissioners, pursuant to Wyo. Stat. Ann. §18-5-202(c) and after receipt of said certified recommendation of this zoning amendment to the Carbon County Official Zoning Map, advertised by public notice at least 14 days prior to a public hearing to take public input and comments on the proposed amendment, which said hearing occurred on Tuesday, September 1, 2015; and

WHEREAS, at said public hearing on September 1, 2015, the Carbon County Board of County Commissioners provided the opportunity for the public to comment and for the Carbon County Board of County Commissioners to consider any comments which were made on the proposed amendment; and

WHEREAS, the Carbon County Board of County Commissioners in considering the proposed amendment have also reviewed and considered the Carbon County Comprehensive Land Use Plan, as amended; and the Carbon County Zoning Resolution of 2003, as amended; and

WHEREAS, the Carbon County Board of County Commissioners have determined that the proposed amendment is in general conformance with the Carbon County Comprehensive Land Use Plan, as amended, and the applicable provisions of the Carbon County Zoning Resolution of 2003, as amended; and otherwise promotes the health, safety and general welfare of the residents of Carbon County; and

WHEREAS, at a regularly scheduled meeting of the Carbon County Board of County Commissioners, by majority vote, the Carbon County Board of County Commissioners moved to approve the proposed zoning amendment to the Carbon County Official Zoning Map.

Z.C. Case File #2015-05: Request for a Zone Change from Ranching, Agriculture, Mining (RAM) to Heavy Industrial (MH) encompassing approximately 146 acres. The MH Zone is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas.

Petitioner: Sinclair Wyoming Refining Company/Steve Sondergard (Land Owner and Applicant)

Parcel Number: 21861610000800-Parent Parcel

Location: Near the intersection of Carbon County Road #351 (Seminoe Road) and Carbon County Road #324 (Sinclair-Platte River/Golf Course Road); east of CCR #351 and north of CCR #324.

Legal Description: A PORTION OF PARCEL 8 AS RECORDED BY WARRANTY DEED AT RECEPTION NO. 0919521 (BK 1103, PG 0006) IN THE OFFICE OF THE CARBON COUNTY

CLERK AND RECORDER'S OFFICE, BEING A PORTION OF SECTION 16 LYING NORTHEASTERLY OF THE SEMINOE DAM COUNTY ROAD AND NORTHWESTERLY OF THE GOLF COURSE COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT MONUMENTED BY A BRASS CAP LS 398, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 TO BEAR N89°52'13"W WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°24'05"E, 1678.47 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID GOLF COURSE COUNTY ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) 813.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1959.83 FEET, A CENTRAL ANGLE OF 23°46'27", AND A CHORD THAT BEARS S71°22'04"W, 807.39 FEET; 2) S59°13'22"W, 2042.41 FEET TO A NON-TANGENT CURVE TO THE RIGHT; 3) 112.02 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 156.69 FEET, A CENTRAL ANGLE OF 40°57'42", AND A CHORD THAT BEARS S78°22'42"W, 109.65 FEET; 4) N79°41'10"W, 27.61 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID SEMINOE DAM COUNTY ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID SEMINOE DAM COUNTY ROAD THE FOLLOWING THREE (3) COURSES: 1) 148.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1198.29 FEET, A CENTRAL ANGLE OF 7°06'46", AND A CHORD THAT BEARS N03°39'28"E, 148.66 FEET - SAID POINT MARKED BY A HIGHWAY RIGHT OF WAY MONUMENT; 2) 201.57 FEET ALONG A NON-TANGENT SPIRAL CURVE TO THE LEFT (OFFSET 50' FROM SPIRAL ON CENTERLINE ALIGNMENT, 350.00 METER RADIUS), WITH A CHORD BETWEEN FOUND MONUMENTS THAT BEARS N03°33'20"W, 201.50 FEET - SAID POINT MARKED BY A HIGHWAY RIGHT OF WAY MONUMENT; 3) N04°46'23"W, 2664.90 TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 - SAID POINT MARKED BY A HIGHWAY RIGHT OF WAY MONUMENT; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 16, S89°52'15"E, 233.91 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 16, SAID POINT MARKED BY A REBAR AND ALUMINUM CAP STAMPED LS 544; THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, S89°52'13"E, 2633.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 146.40 ACRES (6,377,163 SQ. FT.) MORE OR LESS.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING:

That the Carbon County Board of County Commissioners, hereby adopts this amendment as certified to them in writing by the Carbon County Planning and Zoning Commission and the existing zone shall be changed from Ranching, Agriculture, Mining (RAM) to Heavy Industrial (MH).

PRESENTED, READ, AND ADOPTED at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, on this 1st day of September, 2015.

**BOARD OF COUNTY COMMISSIONERS OF
CARBON COUNTY, WYOMING**

-s- John Espy, Chairman

Willing John Johnson, Vice Chairman
Leo Chapman, Member
Lindy Glode, Member
Sue Jones, Member

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

Public Hearing - C.U. Case File No. 2015-04

Chairman Espy opened a public hearing at 1:42 p.m. to hear Planning & Zoning C.U. Case File No. 2015-04. Mr. Fox presented C.U. Case File No. 2015-04, Slater Creek Livestock, LLC/Benjamin and Hallie Noland/Sage Veterinary Service's request for a Conditional Use Permit to permit an animal hospital/veterinary clinic that encompasses approximately 29 acres.

Chairman Espy called for comments for or against the case. Commissioner Johnson asked if he had received an access permit application. The applicant, Benjamin Noland stated he expects it in the next several weeks. Commissioner Chapman asked if there were conditions included in the Planning & Zoning Board's recommendation and Mr. Fox reported that these are listed on Page 5 of the staff report. Chairman Espy thanked the applicants for providing the service as it's needed in the valley area. There being no further comments, Chairman Espy closed the hearing at 1:50 p.m.

Commissioner Glode moved to approve Resolution No. 2015-31, A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission regarding C.U. Case File No. 2015-04, Slater Creek Livestock, LLC/Benjamin and Hallie Noland/Sage Veterinary Service's request for a Conditional Use Permit to permit an animal hospital/veterinary clinic that encompasses approximately 29 acres including the condition that the applicant will submit to the Planning Department a copy of their approved access permit and that the site will be developed and used in accordance with the project description and site plan submitted with the application. Commissioner Chapman seconded and the motion carried unanimously.

Resolution No. 2015 – 31

**A Resolution of the Board of County Commissioners of Carbon County, Wyoming
adopting the recommendation of the Carbon County Planning and Zoning Commission.**

C.U. Case File #2015-04 – “Sage Veterinary Services”

WHEREAS, pursuant to the Carbon County Zoning Resolution of 2003, as amended, and Wyo. Stat. Ann. §18-5-202(b), the Carbon County Planning and Zoning Commission held a public hearing on Monday, August 3, 2015, which said hearing was advertised by public notice at least thirty (30) days prior to said hearing; and

WHEREAS, at the Monday, August 3, 2015, public hearing, the Carbon County Planning and Zoning Commission provided the public the opportunity to comment and the Carbon County Planning and Zoning Commission considered any public comments which were made at said public hearing; and

WHEREAS, at the conclusion of the Monday, August 3, 2015, public hearing, the Carbon County Planning and Zoning Commission voted to certify in writing its recommendation to the Carbon County Board of County Commissioners pursuant to the Carbon County Zoning Resolution of 2003, as amended for Carbon County, Wyoming; and

WHEREAS, the Carbon County Board of County Commissioners, pursuant to the Carbon County Zoning Resolution of 2003, as amended and Wyo. Stat. Ann. §18-5-202(c) and after receipt of said certified recommendation; advertised by public notice at least 14 days prior to a public hearing to take public input and comments which said hearing occurred on Tuesday, September 1, 2015; and

WHEREAS, at said public hearing, the Carbon County Board of County Commissioners provided the opportunity for the public to comment and for the Carbon County Board of County Commissioners to consider any comments which were made on the proposed application; and

WHEREAS, the Carbon County Board of County Commissioners in considering said application have also reviewed and considered the Carbon County Comprehensive Land Use Plan, as amended; and the Carbon County Zoning Resolution of 2003, as amended, specifically, Section 5.6, Conditional Use Permits; and

WHEREAS, the Carbon County Board of County Commissioners have determined that the proposed permit is in general conformance with the Carbon County Comprehensive Land Use Plan, as amended, and the Carbon County Zoning Resolution of 2003, as amended, and otherwise promotes the health, safety and general welfare of the residents of Carbon County; and

WHEREAS, at a regularly scheduled meeting of the Carbon County Board of County Commissioners, by majority vote, the Carbon County Board of County Commissioners moved to approve the following Conditional Use Permit Application:

C.U. Case File #2015-04: Request for a Conditional Use Permit in the Rural Residential Agriculture (RRA) Zone District. The request is to permit an animal hospital/veterinary clinic that encompasses approximately 29 acres.

Project/Site Name: Sage Veterinary Services

Petitioners: Slater Creek Livestock, LLC/Benjamin and Hallie Noland/Sage Veterinary Services

Address: 182 WY 70

General Site Location: Approximately 2 miles southeast of Baggs off HWY 70.

Legal Description: All land located North of Wyoming Highway Department Baggs-Dixon Road (less strip 25 feet wide on East side) in W1/2SW1/4 Section 10, Township 12 North, Range 91 West, Carbon County, Wyoming; Commencing at the Intersection of the North boundary line of Wyoming Highway Department Baggs-Dixon Road with the Westerly boundary line of Section 10, Township 12 North, Range 91 West of the 6th P.M., Carbon County, Wyoming, approximately 195.1 feet North of the West Quarter corner of said Section; thence Northerly along said West section line a distance of 712 feet, more or less; thence Easterly and parallel with the North-South Quarter line of said Section 10 a distance of 1320 feet, more or less, to the North-South 16th line; thence Southerly and at right angles to the last named course a distance of 907.1 feet to the East-West quarter line of said Section; thence Westerly along said quarter line to the Intersection thereof with the Northerly boundary line of the right of way of said Wyoming Highway Department Baggs-Dixon Road a distance of 795 feet, more or less; thence Northwesterly along the North boundary line of said right of way a distance of 600 feet, more or less, to the Point of Beginning.

Transfer of Permit: This conditional use permit shall not be transferred without the prior approval of the Board of County Commissioners, for good cause shown.

Expiration of Permit: Any use for which a conditional use permit is granted must be commenced within two (2) years from the date of approval. If the Project is not commenced within two (2) years from the date of approval then the conditional use permit shall expire and become null and void and be of no further effect, except as extended in compliance with (*new*) Section 5.4(F). If any such use cannot be commenced until construction of structures, buildings and other physical assets associated with the use are completed, then construction of such structures, buildings and other physical assets must be commenced, absent any valid extension, not later than two (2) years from the date of approval of the conditional use permit and completed within a reasonable amount of time in accordance with the timeframe normally required for such construction. If such construction is not commenced and completed as required, then the conditional use permit shall become null and void and be of no further effect and any uses approved in accordance with the permit shall not be permitted without further action on the part of Carbon County.

CONDITIONS OF APPROVAL:

1. That the site will be developed and used in accordance with the project description and site plan that was submitted with the application.
2. That the applicant will submit to the County Planning Department a copy of their approved WDOT access permit.

VIOLATION: In the event the actions occurring pursuant to this permit are found to be in material violation of the terms and conditions of this permit, or are found to have been obtained by fraud, this permit shall be subject to all remedies allowed by law. Violation of any of the above restrictions can be grounds for terminating this Conditional Use Permit.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING:

That the Carbon County Board of County Commissioners, hereby approves this Conditional Use Permit (CUP) as certified to them in writing by the Carbon County Planning and Zoning Commission regarding the Conditional Use Permit (C.U. Case #2015-04 – “Sage Veterinary Services”) on approximately 29 acres in the Rural Residential Agriculture (RRA) Zone.

PRESENTED, READ, AND ADOPTED at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, this 1st day of September, 2015.

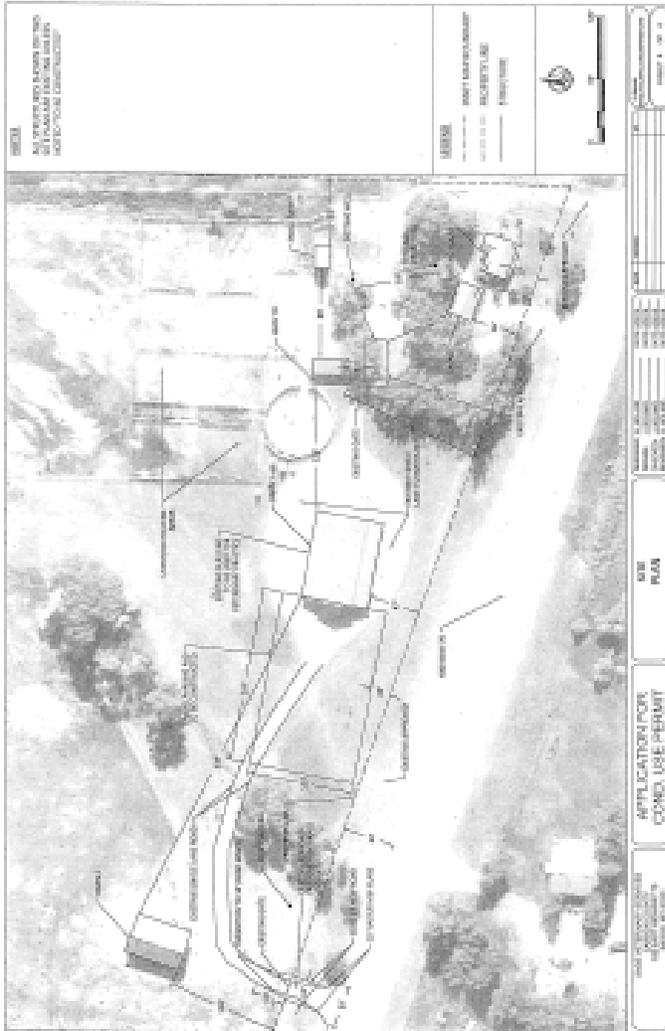
BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING

-s- John Espy, Chairman
Willing John Johnson, Vice Chairman
Leo Chapman, Member
Lindy Glode, Member
Sue Jones, Member

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

Attachment A to Resolution No. 2015-31



Public Hearing - Z.C. Case File No. 2015-06

Chairman Espy opened a public hearing at 1:54 p.m. to hear Planning & Zoning Z.C. Case File No. 2015-06. Mr. Fox presented Z.C. Case File No. 2015-06, Triple D Construction’s request for a Zone Change from Ranching, Agriculture, Mining to Residential on Lots 13 and 14, Tract A, Ryan Park. Chairman Espy called for comments for or against the case. There being no comments, Chairman Espy closed the hearing at 1:59 p.m.

Commissioner Chapman moved to approve Resolution No. 2015-32, A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission regarding Z.C. Case File No. 2015-06, Triple D Construction’s request for a Zone Change from Ranching, Agriculture, Mining to Residential on Lots 13 and 14, Tract A, Ryan Park. Commissioner Johnson seconded and the motion carried unanimously.

Resolution No. 2015 – 32

**A Resolution of the Board of County Commissioners of Carbon County, Wyoming,
adopting the recommendation of the Carbon County Planning and Zoning Commission.**

Z.C. Case File #2015-06

WHEREAS, pursuant to Wyo. Stat. Ann. §18-5-202(b), the Carbon County Planning and Zoning Commission held a public hearing on Monday, August 3, 2015, which hearing was advertised by public notice at least thirty (30) days prior to said hearing; and

WHEREAS, at the Monday, August 3, 2015, public hearing, the Carbon County Planning and Zoning Commission provided the public the opportunity to comment and the Carbon County Planning and Zoning Commission considered any public comments which were made at said public hearing; and

WHEREAS, at the conclusion of said Monday, August 3, 2015, public hearing, the Carbon County Planning and Zoning Commission voted to certify in writing its recommendation to the Carbon County Board of County Commissioners to adopt the change as an amendment to the Carbon County Official Zoning Map for Carbon County, Wyoming; and

WHEREAS, the Carbon County Board of County Commissioners, pursuant to Wyo. Stat. Ann. §18-5-202(c) and after receipt of said certified recommendation of this zoning amendment to the Carbon County Official Zoning Map, advertised by public notice at least 14 days prior to a public hearing to take public input and comments on the proposed amendment, which said hearing occurred on Tuesday, September 1, 2015; and

WHEREAS, at said public hearing on September 1, 2015, the Carbon County Board of County Commissioners provided the opportunity for the public to comment and for the Carbon County Board of County Commissioners to consider any comments which were made on the proposed amendment; and

WHEREAS, the Carbon County Board of County Commissioners in considering the proposed amendment have also reviewed and considered the Carbon County Comprehensive Land Use Plan, as amended; and the Carbon County Zoning Resolution of 2003, as amended; and

WHEREAS, the Carbon County Board of County Commissioners have determined that the proposed amendment is in general conformance with the Carbon County Comprehensive Land Use Plan, as amended, and the applicable provisions of the Carbon County Zoning Resolution of 2003, as amended; and otherwise promotes the health, safety and general welfare of the residents of Carbon County; and

WHEREAS, at a regularly scheduled meeting of the Carbon County Board of County Commissioners, by majority vote, the Carbon County Board of County Commissioners moved to approve the proposed zoning amendment to the Carbon County Official Zoning Map.

Z.C. Case File #2015-06: Request for a Zone Change from Ranching, Agriculture, Mining (RAM) to Residential (RD) on Lots 13 & 14, Tract A, Ryan Park. The land use and density for the RD zoning district is described in the Carbon County Zoning Resolution, Section 4.7, Residential Single Family Zone.

Petitioner: Triple D Construction (Land Owner and Applicant)

Parcel Number: 16812830101300

Address: 5 Elk Bugle Lane - Ryan Park, Tract "A"

Location: Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130

Legal Description: A tract of land situated in the S1/2N1/2SW1/4 of Section 28, Township 16 North, Range 81 West, 6th P.M., Carbon County, Wyoming, more particularly described as follows:

Beginning at a point that lies N. 36°16'31" E. a distance of 2054.39 ft. from the southwest corner of said Section 28 (said P.O.B. also being the southeast corner of the Griffin Tract); thence N. 01°36'50" W. 129.95 ft. to the northeast corner of said tract; thence N. 47°09'15" E. 203.48 ft. to a point on the southerly line of the Domman Tract; thence N. 82°22'04" E. 53.96 ft. along said southerly line to the northwest corner of the Westerfield Tract; then S. 03°26'19" W. 60.52 ft. along the westerly line of said Westerfield Tract to the northwest corner of the Wilson Tract; thence S. 04°55'47" W. 81.69 ft. along the westerly line of said Wilson Tract to the northwest corner of the Viner Tract; thence S. 03°41'06" W. 167.27 ft. along the westerly line of said Viner Tract; thence N. 76°01'58" W. 140.74 ft.; thence S.89°02'12" W. 41.01 ft. to the point of beginning. Bearing based on the south line of Section 28 from the South ¼ corner to the southeast section corner, said bearing being N. 89°56'00" E. The same point of beginning used in this description is the same point as the southeast corner of Lot 20 as shown on the map signed by William Dailey as recorded at Carbon County Courthouse on May 13, 1971, in Book 525, Page 205, and the first call of this description is the east line of said Lot 20. The Domman Tract referred to in this description is Lot 19 of the Dailey Survey, together with all improvements situate thereon.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING:

That the Carbon County Board of County Commissioners, hereby adopts this amendment as certified to them in writing by the Carbon County Planning and Zoning Commission and the existing zone shall be changed from Ranching, Agriculture, Mining (RAM) to Residential (RD) for Lots 13 & 14, Ryan Park, Tract "A".

PRESENTED, READ, AND ADOPTED at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, on this 1st day of September, 2015.

BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING

-s- John Espy, Chairman
Willing John Johnson, Vice Chairman
Leo Chapman, Member
Lindy Glode, Member
Sue Jones, Member

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

Certifications

Mr. Fox presented Certifications of Recommended Action for the following: Triple D Construction and Jeremy and Robin Brown, Replat Sub Case File No. 2015-01 and Text Amendment (entire Zoning Resolution), ZRA Case File No. 2015-02.

Commissioner Johnson moved to accept the Certifications of Recommended Action from the Carbon County Planning & Zoning Commission for Triple D Construction and Jeremy and Robin Brown, Replat Sub Case File No. 2015-01 and Text Amendment (entire Zoning Resolution), ZRA Case File No. 2015-02 and schedule a public hearing for October 6, 2015 at 1:30 p.m. at the County Courthouse in Rawlins, Wyoming. Commissioner Glode seconded and the motion carried unanimously.

SKYLINE ACRES LEASE EXTENSION AND STORAGE

Fred Allison from Civeo discussed their desire to store units on the currently leased two acres located with the Skyline Acres Industrial Subdivision over the winter. After October 22 he assured the BOCC there would be nobody occupying the units except potentially one employee over the storage period. After meeting with Sinclair last week he believes the larger turn around will be pushed to 2017 but there should be a turn-around requiring many contractors in 2016 making it desirable to leave the units in place and potentially lease the site for contractors again if allowed. He had indicated previously that Civeo would pay approximately \$45,000 to upgrade the power however it was too late this year and they would not have benefited. If they are allowed to return next year he stated they would do this and pay for it solely on their own. They would like to leave some power at least one unit now as they may have an onsite person there during storage and they would likely install outdoor lighting and security cameras. Mr. Allison stated they board up windows and prepare these for storage including mouse traps and poison. He added they would provide weed control next spring as well as monitoring trash in the vegetation area.

Mr. Allison asked if the BOCC wanted the balance of the fresh water from the containers hauled off or if they could dump into the dry wash on site. Commissioner Johnson asked if he would need a discharge permit and Attorney Davis stated she can contact the Department of Environmental Quality and Mr. Allison agreed it would be simpler to haul the water off.

There was discussion of the necessity for a conditional use permit (CUP) if there were to be occupancy again. It was allowed this year as a type of emergency situation to handle the overflow of contractors and housing shortage. Mr. Fox recommended a conditional use permit and review the allowance of storage as part of the CUP noting as part of that process there is sufficient time for public comment.

Mr. Fox recommended rezoning the property to light industrial to the area or not introduce any additional residential to the area because it will be adjacent to heavy industrial.

Mr. Allison asked for a month to month lease for storage and to negotiate a fee. Chairman Espy asked if there was any public comment regarding this request.

Patrick Taylor asked how long the county is planning on keeping this going and what it may do to their property value. Mr. Allison stated his company is negotiating with Power Company of Wyoming but not at this site, at another site. He added they are only expecting to use Skyline Acres the next two terms, 2016 and 2017.

Courtney Nye stated her biggest concern is safety and she is not comfortable having people she doesn't know living close to her home. She asked how those residents are supposed to feel when every 6 months there is a whole new crowd. Mr. Allison stated they do have a tracking record for each individual contractor so they know who comes in and out. He added that he understands the concern but that they do their best to monitor these individuals and they want to

maintain a safe camp. Undersheriff Roybal noted a concern citizen called about trash and there were approximately 5 others related to traffic concerns.

Rita Sodeberg of Sinclair Refinery discussed that she is closely monitoring contractors but that the turn-around is necessary for safety reasons and these contractors are required for this. Ms. Nye also stated her concern for the lack of contact from Carbon County Economic Development (CCEDC) or anyone else and asked for closer and timelier contact. Cindy Wallace of CCEDC replied that she did not have sufficient time as a one person office and in addition she wants residents to keep in mind that these individuals bring in tax dollars and she would like to keep them here for that reason and to support the county's largest employer. Mr. Fox added if there is a conditional use permit neighbors are notified and asked for comment.

Sonjia Earl stated her concern about what this will do to her property value noting she has not seen anything too serious besides a few people peeling out on the road.

Commissioner Jones stated her concern that if there is nowhere for these individuals to reside while they are here they will be sleeping in cars

Mr. Taylor added that if this is going to stay as a use there should be street signs and possibly a good turnoff from the highway to help this portion of the county to be safer.

Lindy James asked if this will affect her property value long-term if this use continues. She stated she hasn't had any issues with the contractors themselves. Tom Kelly complained about the bright lighting and Mr. Allison agreed to lower these lights tonight. He added that after fixing the county owned property he doesn't feel like anything has improved and suggested the county spend some money to look at the whole area between Rawlins and Sinclair and suggesting working out a deal with the junkyard owner as this is a necessary service but he implied it could be relocated.

Chairman Espy discussed his philosophical issue of having the county compete with private landowners and he wouldn't have an issue allowing storage over the winter to find an alternate spot to place the units. Commissioner Glode agreed. Mr. Allison stated he has no issue leasing from private landowners but reminded the BOCC the issue may end up back at the county for a potential zone change.

Commissioner Chapman proposed \$1,200 per acre per month and giving the funds to CCEDC buy the BOCC.

Commissioner Chapman moved to offer a 30 day storage lease through October 22, 2015 to Civeo for Skyline Acres at a rate of \$1,200.00 per acre paid in advance. Commissioner Jones seconded and there was discussion that Civeo prefers to wire fees rather than pay with a paper check. The motion carried unanimously.

CLERK

Clerk Bartlett reported she heard from Craig Jones that Kone will lessen their term discussed earlier today to 5 years. They do not want to shorten the term any more than this because there is a 5 year inspection required. She asked if the BOCC would like to approve the Chairman's signature on the contract after its revised.

Commissioner Johnson moved to approve a 5 year renewal contract with Kone Elevators for maintenance of the Courthouse, Carbon Building, Jeffrey Center and Senior Service elevators subject to Attorney Mayfield's final review. Commissioner Jones seconded and the motion carried unanimously.

Clerk Bartlett reported the BOCC had asked that a request for proposals be prepared to hire a company to assist the county with Courthouse improvements and potentially adding on to the Courthouse or constructing a new facility for a portion of the county's functions somewhere else. She reported she contacted Voorhis Associates, the company that assisted the county through the process of constructing a new jail and they are very interested in providing the same services to the county for this project. She asked if the BOCC would like her to bid the project or consider using Voorhis. She also presented a proposal from Voorhis as well as a justification to use them as the sole source vendor for this project and waive the county's procurement policy. She asked the BOCC to consider these documents prior to the next meeting and she would ask for a decision at that time. In the meantime she reported she would share these documents with the rest of the Courthouse Improvement Committee and ask how they felt about this proposal.

CITIZEN/COMMISSIONERS DISCUSSION

Commissioner Jones reported she attended Battle Highway meetings in Baggs an Encampment and overviewed this. She added that the county has submitted an application to WYDOT for the GPS approach and that 3-Forks attorney and she are negotiating amending their lease.

Commissioner Chapman reported he knows someone that may be able to arrange a highly respected archeologist to come to Rawlins for a speech to benefit the Carbon County Museum.

Commissioner Johnson discussed the Snowy Range Travel Management Plan and his desire to invite Melanie Fullman to the BOCC's next meeting to discuss the slough area on Cedar Pass.

Chairman Espy reported he attended the Skyline Acres homeowners group meeting last week. He is headed to the Baggs area tonight for a meeting with Colorado counties.

Commissioner Glode reported she has been reappointed to a NACO justice steering committee.

EXECUTIVE SESSION

Commissioner Johnson moved to go into executive session at 3:45 p.m. with Clerk Bartlett and Attorney Ashley Mayfield to discuss personnel or potential litigation and other matters considered confidential by law. Commissioner Chapman seconded and the motion carried unanimously.

Commissioner Chapman moved to come out of executive session at 4:00 p.m. noting no action was taken and that the minutes be signed and sealed. Commissioner Johnson seconded and the motion carried unanimously.

REPORT

Commissioner Glode moved that Clerk Bartlett contact Sheriff Colson for an investigation. Commissioner Jones seconded and the motion carried unanimously.

ADJOURNMENT

Commissioner Johnson moved to adjourn the meeting at 4:01 p.m. Commissioner Chapman seconded and the motion carried unanimously.

A regular meeting of this Board will be held October 6, 2015 at 9:00 a.m. at the County Courthouse, 415 W. Pine St., Rawlins, WY. The public is invited to attend or you can listen online at the website listed below. To get on the agenda, call the Clerk's Office by the Thursday before the meeting. Per Wyo. Stat. §18-3-516(f), access to county information can be obtained at www.carbonwy.com or by calling the Clerk's Office at (307) 328-2668 or 1-800-250-9812.