

OFFICIAL PROCEEDINGS
BOARD OF PLATTE COUNTY COMMISSIONERS, WYOMING

THE BOARD OF COUNTY COMMISSIONERS, PLATTE COUNTY, WYOMING, met on the 20th day of January 2026 in the county seat of Wheatland. Those present for the meeting were Steve Shockley, Commission Chairman; Ian Jolovich, Commissioner; John “Jeb” Baker, Commissioner; and Malcolm Ervin, County Clerk.

Chairman Shockley called the meeting to order at 9:00 AM. Commissioner Jolovich motioned, seconded by Commissioner Baker, to approve the agenda as presented. The motion carried. Commissioner Baker motioned, seconded by Commissioner Jolovich, to approve the January 6th meeting minutes. The motion carried. Commissioner Baker motioned, seconded by Commissioner Jolovich, to approve the vouchers as presented. The motion carried.

Vouchers Approved for Payment: ALAN SNOOK, Intertie Grant, 800.00 AMAZON CAPITAL SERVICES, Clerk of Court Supplies, 342.10 AMAZON CAPITAL SERVICES, Sheriff Supplies, 139.03 AMAZON CAPITAL SERVICES, Children's Trust Fund (Public Health), 285.93 AMAZON CAPITAL SERVICES, Detention Supplies, 147.74 AMAZON CAPITAL SERVICES, Sheriff Supplies, 26.08 AMAZON CAPITAL SERVICES, Workforce Development, 59.98 AMAZON CAPITAL SERVICES, Inmate Trust Fund, 622.23 AT & T, 911 Phones, 67.92 ATLAS OFFICE PRODUCTS, Workforce Development, 163.38 BARNES LAW LLC, Clerk of Court Court Costs, 2,057.35 BLOEDORN LUMBER, Facilities Building Maintenance, 198.47 BLOEDORN LUMBER, R & B Materials, 94.40 BOB RUWART MOTORS, Detention Vehicle Repair, 269.85 BOB RUWART MOTORS, Sheriff Vehicle Repair, 3,953.38 BRADLEY CHAPMAN, Sheriff Extradition, 16.00 BULLOCK LAW LLC, Clerk of Court Court Costs, 84.00 CANDY WRIGHT, Contract Services, 150.00 CANDY WRIGHT, Grant Administration, 562.50 CAPITAL BUSINESS SYSTEMS INC CHEYENNE, Printing, 109.28 CASH-WA DISTRIBUTING, Detention Board of Prisoners, 15,588.66 CASPER MFG INC DBA CMI-TECO, R & B Vehicle Repair, 787.33 CATERPILLAR FINANCIAL SERVICES, R & B New Equipment, 150,542.94 CATERPILLAR FINANCIAL SERVICES, County Road Fund (SCRF), 100,000.00 CCAW, Clerk Travel Expenses, 500.00 CENTURY LINK - SEATTLE, 911 Phones, 120.27 CHARM-TEX, Detention Supplies, 37.70 CHARM-TEX, Detention Supplies, 199.40 CONVERGEONE INC, 911 Repair & Maint., 15,045.00 DELTA DENTAL, Medical Insurance, 2,184.20 DOUBLE AM&H/CINEMA WEST, Prevention Grant, 125.00 DOUBLE AM&H/CINEMA WEST, Problem Gambling Prevention, 125.00 E-470 PUBLIC HIGHWAY AUTHORITY, Election Travel Expenses, 4.60 EAKES OFFICE SOLUTIONS, Detention Supplies, 1,315.77 EAKES OFFICE SOLUTIONS, Detention Board of Prisoners, 119.92 FARMER BROTHERS CO, Detention Board of Prisoners, 850.20 FAT BOYS TIRE & AUTO, R & B Materials, 164.99 FAT BOYS TIRE & AUTO, R & B Vehicle Repair, 525.21 FRENCHMAN VALLEY COOP, R & B Fuel, 9,763.53 FUSION CLOUD SERVICES LLC, Library Utilities, 584.39 GLENDO RODEO COMMITTEE, Fair Expenses, 1,101.00 GO TO COMMUNICATIONS, Phones, 2,647.14 HELP TAPP LLC, Sheriff Litigation, 150,000.00 IDEAL LINEN & UNIFORM, Facilities Building Maintenance, 283.83 IDEAL LINEN & UNIFORM, Facilities Building Maintenance, 209.33 IDEAL LINEN & UNIFORM, Facilities Custodial, 209.33 KEYSTONE GROUP LLC, Sheriff Vehicle Repair, 66.25 MENARDS - CHEYENNE, Facilities Capital Construction, 372.45 MIDWEST CONNECT, Miscellaneous, 46.00 ONE STOP SAFETY SOLUTIONS, R & B CDL Drug Testing, 660.00 PALEN LAW OFFICES LLP, Clerk of Court Court Costs, 948.00 PLATTE COUNTY, Maternal & Child Health (SGF), 350.00 PLATTE COUNTY, Emergency Preparedness Grant, 1,977.25 PLATTE MANOR, Intertie Grant, 517.00 POCKET PRESS LLC, Sheriff Supplies, 269.73 REX E JOHNSON, Commissioner Litigation, 10,730.00 REX E JOHNSON, Clerk of Court Court Costs, 366.00 RICHARD ANDERSON, Sheriff Extradition, 18.40 SAS LEGAL GROUP LLC, Clerk of Court Court Costs, 1,551.00 SHOWORKS LLC, Fair Expenses, 3,995.00 SOUTH STREET PHARMACY, Detention Medical Care, 2,956.91 STEINER, FOURNIER, ZOOK & CASE LLC, Clerk of Court Court Costs, 785.00 STERICYCLE INC, Facilities Building Maintenance, 11.60 T-MOBILE, Phone, 339.48 THE WANDERER ON GILCHRIST, Library Supplies, 181.00 THORPE LAW OFFICE LLC, Clerk of Court Court Costs, 588.00 TOWN OF WHEATLAND, Library Utilities, 764.13 TOWN OF WHEATLAND, Ag. Ext. Utilities, 298.78 TOWN OF WHEATLAND, Facilities Utilities, 7,754.98 VERIZON WIRELESS, Phones, 149.09 WEBT, Medical Insurance, 114,080.75 WEX, Detention Fuel, 972.49 WEX, Sheriff Fuel, 5,302.56 WEX, Library Travel Expenses, 51.40 WEX, Ag. Ext. Travel Expenses, 84.03 WEX, Clerk Travel Expenses, 38.42 WEX, Election Travel Expenses, 58.12 WEX, Emergency Mgt. Travel Expenses, 105.78 WEX, Facilities Fuel, 296.91 WEX, Maternal & Child Health (SGF), 32.69 WEX, Planner Travel, 14.32 WEX, R & B Fuel, 1,140.23 WHEATLAND ACE HARDWARE, Facilities Building Maintenance, 319.62 WHEATLAND ACE HARDWARE, Facilities Supplies, 134.99 WHEATLAND ACE HARDWARE, Jail Maintenance, 116.30 WHEATLAND ACE HARDWARE, R & B Materials, 86.59 WHEATLAND ACE HARDWARE, R & B Vehicle Repair, 96.22 WHEATLAND ACE HARDWARE, Sheriff Supplies, 13.79 WHEATLAND RURAL ELECTRIC ASSOCIATION, R & B Utilities, 234.60 WOODHOUSE RODEN AMES & BRENNAN LLC, Clerk of Court Court Costs, 2,203.96 WORLD WASH LLC, Jail Maintenance, 1,250.00 WYDOT FINANCIAL SERVICES, Sheriff Supplies, 207.57 WYOMING MACHINERY COMPANY, R & B Vehicle Repair, 2,892.83 WYOMING OFFICE OF GUARDIAN AD LITEM, Clerk of Court GAL, 1,901.74 WYOMING PUBLIC HEALTH LABORATORY, PH Supplies, 14.00 WYOMING SECRETARY OF STATE, Dispatch Supplies, 240.00 WYOMING TRIBUNE-EAGLE, Library Supplies, 500.70 Y-O INVESTMENTS INC, R & B Utilities, 113.19. Total: \$631,384.21.

County Treasurer: The Board reviewed the daily receipts of Treasurer Kristi Rietz from January 2 through January 14, 2026, which totaled \$1,760,926.35. Treasurer Rietz also presented the fiscal position of the county as of November 30, 2025.

SPET Discussion: The Board hosted a discussion regarding the Specific Purpose Excise Tax (SPET). Those attending on behalf of the municipalities were Wheatland Mayor Brandon Graves, Guernsey Mayor Ed Delgado, Chugwater Mayor Joshua Hopkins and Hartville Mayor Lisa Mindietta. Additional town staff and councilmembers were present on behalf of those municipalities as well. Glendo was not represented at the meeting. Each of those municipalities present updated the Board on the progress of their projects approved by voters in 2023. Treasurer Rietz presented the current collection of SPET and estimated the tax would be fully collected in the first quarter of 2029. Clerk Ervin explained the timeline of how SPET elections must be conducted. He also informed those present that the Wyoming Department of Revenue must provide vendors 30-days of notice that the sales tax rate will change and said a SPET election in 2028 would likely cause the sales tax rate to fluctuate from 5% to 6% for a few months. However, Clerk Ervin expressed skepticism in seeking a SPET election in 2026. The municipalities present agreed and said they would prefer to have a special election in 2027 if the projection for the collection remained the same.

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Public Hearing – Planning & Zoning: Chairman Shockley called a public hearing to order at 9:00 AM for the purpose of accepting public comment on three applications. First, Laura Bookout, County Planner, presented an application submitted by Phillips 66 Company who requested to rezone approximately 3.78 acres from a RAM zoning district to an Industrial zoning district. The parcel in question is located at 389 Antelope Gap Road, Wheatland, more particularly described as part of the SW ¼ of Section 15, Township 24 North, Range 67 West, Platte County, Wyoming. Planner Bookout informed the Board that the parcel in question is not allowing for dual use and is owned by Phillips 66, which is why a zoning change would be required to allow Phillips 66 to continue their operations. The request was recommended for approval, with one condition, by the Planning & Zoning Commission on January 13, 2026. The condition recommended by the Commission was that a boundary line adjustment be completed prior to final approval. Planner Bookout reported that the boundary line adjustment was recorded on January 20, 2026 and as such recommended the request be approved with no conditions. Chairman Shockley opened the meeting to public comments, but none were received. Commissioner Jolovich motioned, seconded by Commissioner Baker, to approve the rezone request made by Phillips 66 for the Wheatland station. The motion carried.

The second request presented by Planner Bookout was an application submitted by Phillips 66 Company who requested a Special Use Permit (SUP) to operate a pump facility, known as Middle Bear Station, on a parcel of land being approximately 0.6 acres owned by Faessler Farms described as part of the SE ¼ SW ¼ of Section 18, Township 28 North, Range 68 West, Platte County, Wyoming. Commissioner Jolovich asked for clarification of what the facility does. Chad Polak, Phillips 66, said the facility would allow Phillips 66 to take possession of natural gas from different companies and transfer that product to their larger system. Mr. Polak did inform the Board that the pipeline is a high-pressure line. The request was recommended for approval by the Planning & Zoning Commission on January 13, 2026. Chairman Shockley opened the meeting to public comments, but none were received. Commissioner Jolovich motioned, seconded by Commissioner Baker, to approve the special use permit request made by Phillips 66 for the Middle Bear Station. The motion carried.

The third request presented by Planner Bookout was an application submitted by Matthew Adamson on behalf of Doomore Sales Service & Trailers who requested a Special Use Permit (SUP) to operate a trailer sale, equipment storage and equipment maintenance business. The parcel in question is located at 4523 Palmer Canyon Road, Wheatland, more particularly described as part of Government Lot 4 in Section 18, Township 24 North, Range 68 West, Platte County, Wyoming. The request was recommended for approval, with three conditions, by the Planning & Zoning Commission on January 13, 2026. Planner Bookout reported that the Commission agreed that storage of equipment was not a use of land that required an SUP in a RAM zoning district and in their approval noted that the permit did not apply to equipment storage. She further noted that the conditions recommended by the Commission were:

1. Upon cancellation of the lease/rental from the landowner, all Doomore Sales, Service & Trailers signage, inventory and garbage of be fully removed from the property within 30 days;
2. Upon cancellation of the lease/rental from the landowner all Adamson Construction equipment is to be fully removed from the property within 30 day; and,
3. Upon cancellation of the lease/rental and/or the dissolution of either business, this Special Use Permit terminates and at that time appropriate fees for violations as noted in the Platte County Planning & Zoning Fee Schedule would apply.

Chairman Shockley opened the meeting to public comments. Tiffany Lange asked if the County often approves broad uses of land with the approval of a single SUP, or whether each individual use requires an SUP. Chairman Shockley said he believed the request before them contained a single request: to operate an equipment dealership, though that dealership does sell various pieces of equipment. Commissioner Baker motioned, seconded by Commissioner Jolovich, to approve the special use permit request made by Matthew Adamson with three conditions as recommended by the Planning & Zoning Commission. The motion carried.

Maintenance Department: Jim DeWitt, Maintenance Supervisor, provided updates to the Board, which included a major water leak at the fairgrounds, which left the Ag. Extension without water for approximately two days. Mr. DeWitt also informed the Board the water heater that serves the jail kitchen is leaking. Mr. DeWitt presented a quote for \$6,200 from AG Heating & Cooling to replace the water heater and install a circulating pump. The Board instructed Mr. DeWitt to proceed with the replacement. Finally, Mr. DeWitt reported his department is currently installing flooring in Public Health and expects the work to be finalized this week.

Ag. Extension Services: Hannah Cesar and Mary Evans presented on behalf of Ag. Extension Services. Ms. Cesar, 4-H Youth Development Educator, addressed concerns raised by Sharon Utter at a meeting of the Board on December 2, 2025, regarding the ownership of property stored on the fairgrounds. Ms. Utter alleged in that meeting that Mr. DeWitt said any property located on the fairgrounds, regardless of who purchased it, is owned by the County. Considering that, Ms. Cesar requested clarification from the Board on the question of property ownership. The Board agreed that items purchased by 4-H is the property of 4-H, however, there has been no clear accounting of what property has been purchased by 4-H. Ms. Cesar has begun compiling an inventory list and identifying where those items are located. Ms. Cesar said there is a structure under the grandstands, which was partially paid by 4-H Shooting Sports. Currently, half of the building is dedicated to storing shooting sports equipment and half is dedicated to storing 4-H equipment. The Board asked if the structure was sufficiently sized to store all 4-H property. Ms. Cesar was unsure whether the building was sufficiently sized but would start to consolidate their property to one location and will continue to identify property owned by 4-H and stored at the fairgrounds. Clerk Ervin did make clear that 4-H did not expect the Count to maintain their property but was only asked to store their property, which Ms. Cesar agreed to. The Board commended Ms. Cesar for compiling a property ownership list.

Planning & Zoning: Planner Bookout presented two simple subdivisions for approval. Both requests qualified as simple subdivisions and did not require Planning & Zoning Commission approval according to Planner Bookout. The first request was submitted by Mark & Beverly Williamson who requested to divide approximately 35 acres into two parcels – one being approximately 5.15 acres and the other being 29.79 acres. The parcel in question is described as GO-5 of Glendo Overlook, more particularly described as part of Section 31, Township 29 North, Range 67 West, Platte County, Wyoming. Clerk Ervin did clarify that the parcel in question is described as part of the Glendo Overlook subdivision. However, that subdivision is not recognized by the County as a platted subdivision because each lot was greater than 35 acres in size and as such was exempt from the County’s Land Use Rules & Regulations. The Board may adopt regulations for large acreage subdivisions but as of the date of the Williamson request had not done so.

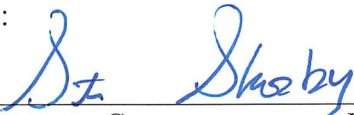
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The second request was submitted by Scott & Sheila Leach who requested to divide approximately 22.40 acres into four parcels – three being approximately 5.80 acres and the fourth being 5.00 acres. The parcel in question is located in part of the NE ¼ NW ¼, SE ¼ NW ¼ and the SW ¼ NW ¼ of Section 7, Township 30 North, Range 68 West, Platte County, Wyoming and is part of a larger tract of land. Once the division is completed, Mr. & Mrs. Leach will retain a parcel of land being more than 35 acres in size. Again, Clerk Ervin clarified that the parcels qualified as a simple subdivision because the balance of land they were being removed from was more than 35 acres in size and as such exempt from the County’s Land Use Rules & Regulations. Commissioner Jolovich motioned, seconded by Commissioner Baker, to approve the Williamson and Leach Simple Subdivisions. The motion carried.

Fiscal Year 2024 – 2025 Audit: Paul Stille, Leo Riley & Company, presented the financial report for fiscal year 2024 – 2025. Mr. Stille reported there were no findings in the financial statement audit. Commissioner Jolovich motioned, seconded by Commissioner Baker, to accept the fiscal year 2025 audit from Leo Riley Co. with changes as discussed and authorize the chairman to sign. The motion carried.

There being no further business for board consideration, the meeting adjourned at approximately 11:57 AM. This proceeding was recorded by Clerk Ervin pursuant to Wyoming statute §18-3-402(a)(i)(C).

APPROVED:



STEVE SHOCKLEY, CHAIRMAN OF THE BOARD



MALCOLM ERVIN, COUNTY CLERK
& CLERK OF THE BOARD

