

FORECLOSURE SALE NOTICE (For Publication)

WHEREAS NOTICE IS HERBY GIVEN that a default in the payment under the terms of a secured and perfected Note has occurred. The Note is secured by a Mortgage dated January 11, 2021 and recorded on January 20, 2021 at REC# 0543145 Book 193, Page 732 in the records of Hot Springs County, Wyoming from Darren D Rowe, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fairway Independent Mortgage Corporation for the amount of \$92,424.00. The Mortgage having been assigned to and now in possession of Lakeview Loan Servicing, LLC, through an assignment recorded on May 4, 2026 at REC# 0565953 Book 217, Page 917 in the records of Hot Springs County, Wyoming.

WHEREAS the Mortgage contains a power of sale, which by reason of the default that has occurred, the Mortgagee has declared to become operative, and no suit or proceeding has been instituted to recover the debt secured by the Mortgage, or any part thereof, nor has any suit or proceeding instituted and the same discontinued and:

WHEREAS written Notice of Intent to Foreclose by Sale and Advertisement has been served upon the record owner and party in possession of the mortgaged premises at least ten (10) days prior to commencement of the publication, and the amount due upon the Mortgage at the date of first publication of this notice of sale being the total sum of \$82,530.36 which consists of the unpaid principal balance of \$81,204.90, plus outstanding charges, attorney fees, costs expected, accruing interest and late charges after the date of first publication of this notice.

WHEREAS this property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

NOW, THEREFORE Lakeview Loan Servicing, LLC as Mortgagee, will have the Mortgage foreclosed as by law provided by having the mortgaged property sold at public venue by the Sheriff or Deputy Sheriff in and for Hot Springs County, Wyoming to the highest bidder for cash on September 29, 2026 at 11:00 AM at the front door of the Hot Springs County Courthouse located at Hot Springs County Courthouse, 415 Arapahoe Street, , Thermopolis, Wyoming 82443. For application on the above described amounts secured by the Mortgage, said mortgaged property being described as follows, to wit:

Lot 9 and the East 25 feet of Lot 10, Block 40, Original Townsite to the Town of Thermopolis, Hot Springs County, Wyoming.

With an address of 939 Warren St, Thermopolis, Wyoming 82443. Together with all improvements thereon situated and all fixtures and appurtenances, thereto.

Proof of funds are required to bid at sale.

Lakeview Loan Servicing, LLC
[] Scott D. Toebben, Wyoming State Bar No. 7-5690
[] Aricyn J. Dall, Wyoming State Bar No: 7-6499
Randall S. Miller & Associates, P.C. - CO
216 16th Street, Suite 1210
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Pub. Sept. 3, 10, 17 & 24, 2026
No. 2177

FORECLOSURE SALE NOTICE

Default in the payment of principal and interest has occurred under the terms of a Promissory Note (the “Note”) dated December 30, 2020, executed and delivered by Debra D. Caillouette (“Mortgagor”) to Pinnacle Bank - Wyoming, and a real estate Mortgage (the “Mortgage”) of the same date securing the Note, which Mortgage was executed and delivered by said Mortgagor, to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Pinnacle Bank - Wyoming, its successors and assigns, and which Mortgage was recorded on January 6, 2021, at Reception No. 0542985, in Book 193, at Page 574-590 in the public records in the office of the County Clerk and ex-officio Register of Deeds in and for Hot Springs County, Wyoming.

The Mortgage was assigned for value as follows:
Assignee: Truist Bank
Assignment dated: March 25, 2026
Assignment recorded: March 25, 2026
Assignment recording information: at Reception No. 0565471, in Book 217, at Page 432-432
All in the records of the County Clerk

and ex-officio Register of Deeds in and for Hot Springs County, Wyoming.

The Mortgage contains a power of sale which, by reason of said default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued.

Written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage as of September 25, 2026 being the total sum of \$35,087.86, plus interest, costs expended, late charges, and attorney fees accruing thereafter through the date of sale.

WHEREAS, the property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title before submitting a bid. Prospective purchasers must tender proof of funds at the time of sale.

If the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of his/her/its money paid. The Purchaser shall have no further recourse against the Mortgagee, Mortgagor, Servicer, or their attorneys.

NOW, THEREFORE, Truist Bank, as Mortgagee, will have the Mortgage foreclosed by law by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Hot Springs County, Wyoming to the highest bidder for cash at 11:00 o'clock in the forenoon on November 3, 2026 on the front steps of the Hot Springs County Courthouse located at 415 Arapahoe, Thermopolis, WY 82443, for application to the above-described amounts secured by the Mortgage, said mortgaged property being described as follows:

Lots 7 and 8, Block 40, Original Townsite of the Town of Thermopolis, Hot Springs County, Wyoming.

With an address of 929 Warren St, Thermopolis, WY 82443 (the undersigned disclaims liability for any error in the address).

Together with all improvements thereon situate and all fixtures and appurtenances thereto.

Mortgagee shall have the exclusive right to rescind the foreclosure sale during the redemption period. In the event that the sale is rescinded or vacated for any reason, the successful purchaser shall only be entitled to a refund of his/her/its purchase price and/or statutory interest.

Important Notice to Potential Bidders: Federal law administered by the Financial Crimes Enforcement Network (“FinCEN”), a bureau of the U.S. Department of the Treasury, requires certain residential real estate transactions to be reported to the federal government. If you are the winning bidder at auction, you may be required to provide identifying information about yourself and, if applicable, any entity or trust purchasing the property. This information is required by federal law and must be provided to complete the sale. Failure to provide required information after the sale may delay or prevent issuance of the foreclosure deed.

Dated Spetermber 14, 2026

Truist Bank

By: _____
Lewis N. Stoddard
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # WY22509

Pub. Sept. 24, Oct. 1, 8 & 15, 2026
No. 2188

Public Notice

The Spring Gulch Coal Company of Thermopolis, Wyoming (Permit No. 211) has applied for Area and Phase 1 bond release from the Land Quality Division of the Department of Environmental Quality for the State of Wyoming. This permit was originally approved on October 21, 1974. The coal mining permit area is located in: T. 46N., R. 98W., Sections 30, 31, 32, and 33 and T. 46N., R. 99W., Sections 25 and 26, Hot Springs County, Wyoming. The area of the permit is approximately 31 miles northwest of Thermopolis, Wyoming. This area can be found on the Grass Creek USGS quadrangle map. The parcels to be released from bond are located in Section 26 in Township 46N, Range 99W. This bond release request includes 11.7 acres for

Area release and 14.9 acres for Phase 1 release. The total bond requested for release is \$118,450. The Area and Phase 1 release are for the completion of backfilling, rough grading, contouring, and soil replacement which occurred from November 2025 to March 2026.

Information regarding the mining operation, reclamation procedures and areas proposed for release may be reviewed in the Office of the Land Quality Division of the Department of Environmental Quality in Cheyenne and Lander, Wyoming. Written objections to the proposed bond release request must be received by the Administrator of the Land Quality Division, Department of Environmental Quality, 200 W. 17th Street, Suite 10, Cheyenne, WY 82002 before the close of business November 14, 2026. Objections may also be submitted by the same deadline via the Land Quality Division’s electronic comment portal at https://lq.wyomingdeq.commentinput.com/. If written objections are filed, and a public hearing is requested, the Environmental Quality Council (Council) shall hold a public hearing within sixty (60) days after the final date for filing objections unless a different period is stipulated to by all parties. The Council shall publish notice of the time, date and location of the hearing in a newspaper of general circulation in the locality of the proposed operation once a week for two (2) consecutive weeks immediately prior to the hearing. The hearing shall be conducted as a contested case in accordance with the Wyoming Administrative Procedure Act (W.S. §16-3-101 through §16-3-115), with a right of judicial review as provided in that act. Without prejudice to the objector or applicant’s right to a hearing before the Council, the Administrator may hold an informal conference to resolve written objections after notification to all parties. The Administrator shall make a record of the conference unless waived by all parties, which shall be accessible to all parties. The Administrator shall furnish all parties of the conference with a written finding of the Division based on the conference, and the reasons for the finding.

Para español, visite deq.wyoming.gov. Americans with Disabilities Act: special assistance or alternative formats will be made available upon request for individuals with disabilities. Please provide at least fourteen (14) days before the close of the public comment period for such requests.

Pub. Sept. 24, Oct. 1, 8 & 15 No. 2189

Public Notice

The Spring Gulch Coal Company of Thermopolis, Wyoming has applied for a coal mining permit renewal from the Land Quality Division of the Department of Environmental Quality for the State of Wyoming. The coal mining permit area will be located in: T. 46N., R. 98W., Sections 30, 31, 32, and 33 and T. 46N., R. 99W., Sections 25 and 26, Hot Springs County, Wyoming. The area of the permit is approximately 31 miles northwest of Thermopolis, Wyoming. This area can be found on the Grass Creek USGS quadrangle map. The original permit to mine was granted on October 21, 1974 and is estimated to continue until 2036. The land, after mining, will be returned to livestock grazing and wildlife habitat.

Information regarding this application may be reviewed in the Office of the Land Quality Division of the Department of Environmental Quality in Cheyenne and Lander, Wyoming or the Hot Springs County Clerk’s Office at Thermopolis, Wyoming. Written objections to the proposed mining operation must be received by the Administrator of the Land Quality Division, Department of Environmental Quality, 200 W. 17th Street, Suite 10, Cheyenne, WY 82002 before the close of business November 14, 2026. Objections may also be submitted by the same deadline via the Land Quality Division’s electronic comment portal at https://lq.wyomingdeq.commentinput.com/. The Director shall hold an informal conference if requested, hear the complaint and take action on the application in accordance with Wyoming Statute (W.S.) 35-11-406(p) and the Department’s Rules of Practice and Procedure. The Director shall render a decision on the application within thirty (30) days after the deadline to file objections if no informal conference is requested. An informal conference shall be held within thirty (30) days after the final date for filing objections unless a different period is stipulated to by the parties. The Director shall publish notice of the time, date and location of the conference in a newspaper of general circulation in the locality of the proposed operation once a week for two (2) consecutive weeks immediately prior to the conference. If the director holds an informal conference, all parties to the conference shall be furnished with a copy of the final written decision of the Director issuing or denying the permit within sixty (60) days of the conference. The applicant or objector may appeal the director’s written decision after an informal conference to the Council. If a hearing

is held the hearing would be conducted as a contested case in accordance with the Wyoming Administrative Procedure Act (W.S. §16-3-101 through §16-3-115) with a right of judicial review afforded as provided in that act and W.S 35-11-406(p)(iv). The Wyoming Oil and Gas Conservation Commission will be mailed a copy of the application mine plan map as given in W.S. §35-11-406(j).

Para español, visite deq.wyoming.gov. Americans with Disabilities Act: special assistance or alternative formats will be made available upon request for individuals with disabilities. Please provide at least fourteen (14) days before the close of the public comment period for such requests.

Pub. Sept. 24, Oct. 1, 8 & 15, 2026
No. 2190

NOTICE

The Hot Springs County Board of Commissioners is asking Hot Springs County Residents to apply to serve on the following board:

Travel and Tourism Board- One (1) seat open due to unexpired term (Term through May 31, 2028)

Travel and Tourism Board applicants shall be from the lodging and/or tourism industry.

Residents of Hot Springs County interested in applying to serve on this Board should submit a County Board Application (available on the County website www.hscounty.com or at the County Clerk’s Office) to the Hot Springs County Clerk’s Office. Applications will be considered and appointments made at the Hot Springs County Commissioners meeting on October 20, 2026.

Becky Kersten
Hot Springs County Clerk

Pub. Sept. 24 & Oct. 1, 2026 No. 2187

STATE OF) OFFICE OF THE
WYOMING) BOARD OF
) COUNTY
COUNTY OF) COMMISSIONERS
HOT SPRINGS) THERMOPOLIS, WY
) September 1, 2025

The Hot Springs County Board of Commissioners met in regular session on Tuesday, September 1, 2026 at 9:00 a.m. in the Public Meeting Room at the Government Annex. Present were Commissioners Bob Aguiar, Paul Galovich and Tom Ryan. Also present were County Clerk Becky Kersten, County Attorney Jill Logan, and Assistant to the Commissioners Kim Lindseth. Chairman Aguiar led those present in the Pledge of Allegiance.

Approval of Agenda

After discussion of agenda edits, Commissioner Ryan moved the approval of the agenda with the deletion of Ardurra Black Mtn Road Update, and deletion of the Tipi Retreat Application Letter. The Commissioners approved the agenda.

Approval of Minutes

Commissioner Ryan moved to approve the minutes from August 4, 2026. The Commissioners approved the minutes.

Approval of Bills-Accounts Payable Warrants Register

Commissioner Galovich moved for the approval of the Accounts Payable Register Warrant numbers 69432 through 69582 for a total of \$495,667.76, with a payroll total of \$226,357.04. The Commissioners approved the accounts payable warrants register.

Public Hearing – Liquor License Renewals

A. Bailey Enterprises, Inc. dba Pit Stop#10 – Commissioner Aguiar opened the Public Hearing at 9:12 a.m. After three calls for public comment and hearing none, the Public Hearing for Bailey Enterprises was closed at 9:13 a.m. Commissioner Ryan moved for approval of the liquor license renewal. The Commissioners approved the liquor license renewal.

B. Legion Town and Country Club Inc. dba Thermopolis Golf Course - Commissioner Aguiar opened the Public Hearing at 9:13 a.m. After three calls for public comment and hearing none, the Public Hearing for the Legion Town and Country Club Inc. was closed. The Commissioners approved the liquor license renewal.

C. Thermopolis Lodging Group dba Fairbridge Thermopolis - Commissioner Aguiar opened the Public Hearing at 9:14 a.m. After three calls for public comment and hearing none, the Public Hearing for Thermopolis Lodging Group was closed. The Commissioners approved the liquor license renewal.

D. SonRise Operations, LLC dba SonRise Operations - Commissioner Aguiar opened the Public Hearing at 9:15 a.m. After three calls for public comment and hearing none, the Public Hearing for SonRise Operations, LLC was closed. The Commissioners approved the liquor

Continued from Page 8

license renewal.

Clerk Kersten commented on each renewal stating each entity had met all conditions, made their payments, and shown proof of payment on their public notices, and each application was approved by the State.

FBO (Fixed Base Operator) Monthly Report: FBO Manager, Nate Messenger gave an update for the month of August. Mr. Messenger reported there were 168 total recorded operations at the airport in August.

Mr. Messenger stated 837 gallons of Avgas were sold and 1,952 gallons of Jet fuel were sold. Mr. Messenger reported the annual fire extinguisher inspection had been completed and the Wyoming DEQ had done a compliance check on the airport fuel system with no issues found. Mr. Messenger stated Rebecca Wersal from the FAA Denver ADO had visited to inspect the airport and she took note of some transverse cracking in the pavements, but was pleased overall with the condition of the airport. Mr. Messenger stated the annual fly-in and breakfast will be held September 19th and the airport will be hosting the Billings Mustangs Model Airplane Club as part of the fly-in. Mr. Messenger reported he and the Commissioners Assistant, Kim Lindseth, had attended a virtual meeting with WYDOT Aeronautics, which discussed the Economic Impact Study they had just completed. WYDOT Aeronautics had not given information specific to Hot Springs County Airport, however those numbers are forthcoming and he will share that information once he receives it.

Road and Bridge Monthly Report

Road and Bridge Supervisor, Shane Rankin, reported his department replaced the partially washed out culvert on Kirby Creek Road and widened the road back out. They also completed an approach culvert on Missouri Flat Road. Mr. Rankin reported his department is still working on blading roads when they can, while still working on flood damage repair. Mr. Rankin stated he and some of his staff had recently met with the BLM to complete the annual it inspections and there were no violations. The BLM reported that each site was well maintained and they appreciate the coordination with Hot Springs County Weed and Pest Control at the sites. Mr. Rankin reported the Kirby Creek tube pit on Black Mountain Road was reseeded and contoured where it had been disturbed. Mr. Rankin reported there is an old culvert in the Kirby Irrigation Ditch on East River Road that needs to be replaced. Mr. Rankin stated he has researched solutions and the most cost effective and minimally invasive way would be to install a new culvert via slip line. Mr. Rankin reported he had received an estimate from Wilson Brothers for \$71,900. Mr. Rankin stated the culvert replacement qualifies for State and County Road Fund money and projects under \$75,000 paid with State and County Road Fund is not required to go out to bid. Mr. Rankin asked the Commissioners for permission to proceed with the project once the ditch is shut off. The Commissioners approved the Road and Bridge Department moving forward with the culvert replacement.

Maintenance Monthly Report

Maintenance Supervisor, John Dorman, reported progress is slow on resealing the Public Health parking lot. The crack sealing will be done first and then the company will come back on a weekend to seal and stripe the entire lot. Mr. Dorman reported there is a recirculating pump for the heating system in the Public Health building that needs to be rebuilt, as well as two VAB hot water valves that need maintenance. Mr. Dorman stated the Courthouse has two heat pumps with bad compressors that will need to be replaced. Mr. Dorman reported the Wyoming Fire Inspector would be visiting in September. Mr. Dorman reported he received a letter from the Wyoming Department of Fire Prevention in Cheyenne, which stated the fire detection system in the detention center would not need to be monitored by their office since the alarm system is located in the dispatch center. Mr. Dorman stated there would need to be some additional training for the dispatchers but that it will save approximately \$7,000 per year by not having an outside source act as a go-between for the alarm system. Commissioner Ryan asked Mr. Dorman whose responsibility it was to maintain the air system at the Senior Center as they had expressed there might be an issue with the system. Mr. Dorman replied his department changes the filters, checks the belts, and cleans out the units every three months while Long Building Technologies does the annual inspections twice a year and they should be contacted for any repairs.

Public Health/Prevention Update

Public Health Nurse Manager, Shawn Mohr, reported he attended the Case Management Conference in Casper and felt the classes he attended will help him serve our community more effectively. Mr. Mohr stated his department participated in the Community Baby Shower and pre-school event that was hosted by Public Health, Department of Fami-

ly Services, and others. The event benefited many local mothers. Mr. Mohr reported Public Health is gearing up for flu season and anticipates having flu shots available by the first week in October. Mr. Mohr stated he does not yet have a date set for the first flu shot clinic but will post that information on their website once he does. Mr. Mohr reported a new nurse will begin employment with Public Health on September 16th and his department will then be fully staffed. The new nurse will be in charge of the Maternal Child Health program along with other duties. Mr. Mohr stated the Community Prevention Specialist, Jennifer Cheney, has been working with the elementary school counselor on teaching drug prevention and education curriculum to third and fourth graders. Mr. Mohr reported the Sources of Strength suicide prevention program would be used again this year for all three schools (elementary through high school) in Hot Springs County School District.

County Assessor

Sean Kruse, Deputy County Assessor, filled in for County Assessor Daniel Webber and presented two property tax rebates. The rebates were due to tax payments being mistakenly applied to the owner's other parcel and were for tax years 2025 and 2026. Commissioner Ryan moved for approval of tax rebate #5-26 for \$209.37. Commissioner Galovich seconded the motion. Motion carried. The Commissioners approved the rebates.

Planner/Project Manager Update

Planner/Project Manager, Les Culliton, reported two septic systems were inspected and completed though the Planning office, three applications were approved for permit to construct, and an additional three applications went out but have not yet been returned. Mr. Culliton reported he assisted with the delivery and pickup of voting machines during the primary election. Mr. Culliton stated the NRPC (Natural Resources Planning Commission) met on August 12, 2026; guest speakers included Chis Delay with the State Park, and Representative John Winters and Weston Jones with the Wyoming Livestock Board. Mr. Delay gave an update on the work currently going on in the park, stating the boardwalk project has been extended until mid-September. Representative Winters gave an update through the legislative agricultural board he sits on and reported there are several bills going through legislation that should be paid attention to and the NRPC will keep the Commissioners informed as those bills move forward. The NRPC had questions for the Wyoming Livestock Board regarding how information on the West Nile virus and screwworm is communicated to people in the County; Mr. Culliton stated he would provide more information on that as it becomes available. Mr. Culliton reported the LUPC (Land Use Planning Commission) met on August 19, 2026 where three pre-application proposals were presented for two single lot subdivisions and one three lot subdivision. Mr. Culliton reported the WCCA (Wyoming County Commissioners Association) is requesting the County conduct a survey to determine what resources might be needed to update the County's Natural Resources Plan to include topics such as solar and wind projects and data centers. The WCCA is looking to go to the legislature to request funding to help counties align their natural resource plans. There was discussion on how to conduct a survey that includes such a large group of people and the importance of having a plan in place to avoid issues other counties are having. Commissioner Ryan suggested a work session be held for further discussion.

Youth Alternatives Monthly Report

Youth Alternatives Director, Barbara Rice, reported Youth Alternatives currently has 9 juveniles, 4 males, and 5 females. Ms. Rice commented on the many hours of community service that are completed by individuals in the program.

Kevin Simpson

Kevin Simpson, Thermopolis Golf Course Board President, attended the meeting in response to the County's request that the golf course remove items from County property prior to the County removing structures from the old airport property. Mr. Simpson gave a short background of the golf course and stated the golf course runs on a budget of only \$40,000 from the Town of Thermopolis. Mr. Simpson reported the golf course has seven volunteer board members, one full-time grounds keeper, a couple of part-time groundskeepers and a small staff in the pro shop. Mr. Simpson stated the rest of the work is completed by ambitious and generous volunteers. Mr. Simpson stated the golf course would be grateful for any support the County could give, including any grant information. Mr. Simpson reported the irrigation system at the golf course is in need of an upgrade. Mr. Simpson asked for clarification on the County's request and asked what the timeline was for completion. Commissioner Ryan stated the County doesn't have a definite date but wanted the golf course to have the opportunity to remove their property prior to demolition of the structures, as anything left would be hauled away and increase the

County's dumping costs. Mr. Simpson asked if the golf course could keep the lean-to structure to protect their sand storage and stated it is the only structure tall enough to store their loader. The Commissioners were not opposed to the request as long as the golf course made the lean-to look nicer; Mr. Simpson stated he hoped the County and golf course could work together to accomplish this.

Connie Guntly – Grant Update

Wyoming Business Council Grant - Overlook at Roundtop: Ms. Guntly reported the submission deadline for the RFP (Request for Proposals) for the Overlook at Roundtop was August 6, 2026 and no proposals were submitted. Ms. Guntly stated that Ardurra had provided an update, which included the RFP site visit in July and the refinement of project documents. Ms. Guntly reported the WBC (Wyoming Business Council) Grant was amended to extend the project completion date to June 30, 2027 from June 30, 2026. Ms. Guntly stated it was her understanding the site still needs to be cleaned up in order to complete the project documents for construction, clean up, and to go out to bid. Community Development Block Grant (CDBG) Arapahoe Street Project: Ms. Guntly stated the grant agreement is drafted and the CDBG is allowing time for the purchases to be completed. Ms. Guntly outlined the next steps in the project after the agreement is signed, which include obtaining quotes for engineering and going out to bid for a contractor.

Planner – Les Culliton

County Planner, Les Culliton, presented a letter to the Commissioners. Mr. Culliton stated the letter pertained to the action taken at the Commissioner's August 4, 2026 meeting on the McCumber farm store. Mr. Culliton explained why the McCumber farm store discussion came before the Commissioners through a regular meeting versus a work session. Mr. Culliton explained the process in the past was to request a work session with the Commissioners if a proposal came through the Planning office that was in question however in May, he requested a work session with the Commissioners that was denied and his understanding from that denial email was that no further work session requests would be granted on any proposal. Mr. Culliton explained when the McCumber farm store proposal came to his office, he felt his only avenue to address the proposal was to bring it before the Commissioners during a regular meeting. Mr. Culliton then read the letter aloud to the Commissioners. The letter read one of the primary responsibilities of the County Planner was to consistently apply the Hot Springs County Land Use Plan and relevant Wyoming statutes; with this duty in mind the letter, was written to formally express Mr. Culliton's concerns over the action taken at the August 4, 2026 meeting. Mr. Culliton's letter also stated he was looking for specific guidance and clarification when the McCumber Farms LLC, dba Whispering Owls proposal was presented because the current Land Use Plan does not encompass an operation of the scope proposed. Mr. Culliton's intention was to obtain direction on moving the proposal forward under a temporary permit, allowing time for the Land Use Planning Committee and planning office to collaborate with the Board on an appropriate long-term framework. Mr. Culliton expressed his concern that by the Commissioners voting to approve the proposal outright without requiring a conditional permit or formal land use change, a precedent will be established for future businesses on agricultural land to be permitted without undergoing standard permit or land use amendments. The letter ends with Mr. Culliton stating he welcomes the opportunity to discuss the matter further at an upcoming meeting or a work session so a consistent policy can be established for similar proposals.

Lee Campbell

Hot Springs County resident and former County Planner, Lee Campbell, presented a letter to the Commissioners regarding Hot Springs County Land Use Plan Evasion Provisions. Mr. Campbell's letter stated the \$3,500 proposal for contract services should not be approved until a legal opinion is received from the County Attorney, Jill Logan, on whether or not the County can proceed with a resubmitted land use change for the Tipi Retreat considering the "Evasion" clause in the County Land Use Plan. Mr. Campbell stated his opinion is "that evasion did occur and the County cannot accept a resubmitted land use change from the Tipi Retreat." Mr. Campbell recommends in his letter that Ms. Logan should give her legal opinion in one month. Mr. Campbell also states in his letter he believes the matter needs to be addressed by the legal system and a contracted planner should not be utilized to determine if the resubmittal should be accepted. Commissioner Ryan thanked Mr. Campbell for submitting the letter and stated he thinks the letter should be taken under advisement and Ms. Logan should review it.

Red Lane Water Discussion

David Bain, operator of the Red Lane Water District appeared before the Commissioners to discuss the issue of supply-

ing water to the Red Lane subdivision. Mr. Bain suggested that for everyone's best interests, a planning session be held to figure out details of how water will be supplied, stressing that time is of the essence before enforcement action is taken on the current water tank being condemned. Commissioner Ryan stated he did not think the County would be able to get the water all the way to the subdivision, but it could be taken approximately three-quarters of the way. Mr. Bain replied that he could pull the water down the remaining distance. Commissioner Ryan asked if that would be enough water to bypass the tank. Mr. Bain stated he did not believe he could handle the turbine size since it is a two inch line feed limit, but he could run line to tie into the water if the County put in a bigger line. Clerk Kersten stated that Carson Rowley from Ardurra was available via Zoom to participate in the discussion. Mr. Rowley discussed the some of the obstacles that have been encountered with the RFP for development process and how thoughts have changed on which end of the property water would be brought (north or south) and the costs associated with each option. Mr. Rowley stated with the grant money still available, the farthest the County could bring the water would be to the apron on the south side of the property, which would leave about two thousand more feet to get the water to Red Lane. Mr. Rowley suggested a meeting be held with all interested parties to discuss the many details involved. It was decided a work session would be held September 9, 2026.

WCCA (Wyoming County Commissioners Association) Discussion

Commissioner Aguiar stated he wanted to bring up his concerns about the WCCA saying he believes Wyoming State Statutes 16-4-402 and 16-4-403 are violated during every legislative session and reiterated that he does not want to pay the dues for Hot Springs County. Commissioner Aguiar gave his opinion on the organization, conveying he does not believe the WCCA is transparent and he does not agree with how they operate. Commissioner Ryan defended the WCCA stating there is a record of the percentage of votes of the participating Wyoming Commissioners. Commissioner Ryan stated the legislature looks to the WCCA to identify issues that are important for Wyoming Counties, which is relevant since the legislature determines funding for the counties. Commissioner Ryan and Aguiar continued debating the value of the WCCA and the benefits of being a member. No action was taken.

Other Business

1. Amendment to MRG25044 Cistern Grant between Hot Springs County and Office of State Lands and Investments (SLIB) – Funding increase for \$127,000 for a total of \$329,000. SLIB was able to increase the grant amount to the total request from Hot Springs County after initially awarding \$202,000 earlier this year. The commissioners approved the amendment.

2. Approve Closing of Waltz Property – 530 Arapahoe Street for \$50,120.71. The commissioners approved the closing.

3. Approve Wyoming Business Council Draw Down Request #9 – HSC Reuse of Abandoned Airport Property Community Readiness Project for a total of \$2,919.30 (WBC pays \$2,481.00; County pays \$438.30) The commissioners approved Draw Down Request #9.

4. HSG Airport WACIP Submittal Discussion only, per meeting with FAA/State, the submittal regards projects the County would like to see funds allocated to over the next 6 years – not an approval of any agreement.

5. Approve Annual Compensation Agreement between Hot Springs County and University of Wyoming – Extension/4-H program. The Commissioners approved the Agreement.

6. Appoint Museum Board Member – 2 applications, 1 opening. The Commissioners cast paper ballots tallied by the Clerk. The Commissioners approved the appointment of Casey Freund

7. Appoint Fair Board Member – 1 opening, 1 application. The Commissioners approved the appointment of Audrey Axtell Crockett.

8. Request for approval of Facility Use Application – Wyoming American Massage Association Continuing Education Class October 24 -25. The Commissioners approved the Facility Use Application.

Correspondence

1. Fair Board August Agenda and July Meeting Minutes
2. NRPC May Meeting Minutes
3. Big Horn Basin and Discovery Center JPB August Agenda
4. LUPC July Meeting Minutes
5. WY DEQ Cyanobacteria Advisory
6. Museum Board July Meeting Minutes

Adjournment

Being no further business, the meeting was adjourned at 11:20 a.m.

A regular meeting of the Hot Springs County Board of Commissioners will be held on September 15, 2026 at 3:00



THERMOPOLIS
INDEPENDENT
Record

Public notices

Public notices

Pub. Sept. 24, 2026 No. 2191

ANSWER:

[illegible]