UNAPPROVED AFTON TOWN COUNCIL MEETING

March 10, 2026

5:30 P.M.

Pro Tem Mayor Scott Griffith called the regular meeting of the Afton Town Council to order at 5:30 p.m. and welcomed those in attendance.

Council Member Dirk Hillyard, Council Member Scott Griffith and Council Member Brock Brown were present. Others present were Town Attorney Brandon Taylor, Town Attorney Dale Cottam, Town Administrator Violet Sanderson, Administrative Assistant Niki Miles, Larnell Cleverley, Cody Wilkes, JR Nield, Aaron Lind, Cort Sessions, Don McGee, Dave Kennington, Mason Hillstead,Corey Frome, Marlowe Scherbel, Chris Brinkerhoff, Jason Shumway, Robert Hood, Kade Smith, Gen Fromong, Wesley Yeats and Aubrey Hale. Mayor Jensen joined via Zoom and Council Member Will Wilkes was excused from the meeting

Council Member Brock Brown led those present in the Pledge of Allegiance.

Pro Tem Mayor, Scott Griffith, presented the agenda for the Afton Town Council meeting scheduled for March 10, 2026. At the Pro Tem mayor's call, Council Member Hillyard moved to approve the agenda. Council Member Brown seconded the motion, which was carried out unanimously.

Pro Tem Mayor Griffith presented the consent agenda, which included the following:

Approval of the Afton Town Council meeting minutes held on February 10, 2026.

Approval of the bills against the Town of Afton for February 2026 is as follows:

WFSA -Mutual Aid	$990.00
CALL READY MIX & LUMBER-Supplies	$665.23
VALLEY AUTO-Supplies	$136.87
L.N. CURTIS & SONS-Supplies	$17,232.26
LINCOLN COUNTY SHERIFFS OFFICE-Services	$1,948.00
LOWER VALLEY ENERGY-Services	$12,084.93
PETTY CASH-Supplies	$30.00
SILVERSTAR TELEPHONE-Services	$11,901.23
CASELLE, INC.-Services	$1,477.00
STAR VALLEY MEDIA LLC	$4,764.51
WYOMING WORKERS COMPENSATION-Services	$230.42
VALLEY SANITATION-Services	$573.00
TOWN OF AFTON-Services	$47.00
ODP OFFICE SOLUTIONS-Supplies	$894.92
HIGH COUNTRY LINEN-Supplies	$1,097.55
FREEDOM MAILING-Services	$520.87
JOHNSON CONTROLS-Services	$662.95

SKAGGS COMPANIES, INC -Supplies	$3,234.68
ONE-CALL OF WYOMING-Services	$43.90
DESKTOP DESIGN-Supplies	$143.50
BAILEY, STOCK, HARMON, COTTAM, LOPEZ-Services	$10,668.00
WEX BANK-Fuel	$1,717.33
DH PACE COMPANY- Supplies	$147.98
FERGUSON WATERWORKS #11-Supplies	$1,729.00
REVIZE LLC-Services	$2,370.00
HD SUPPLY, INC-Supplies	$4.93
YOST PACIFIC OFFICE AUTOMATION-Supplies	$81.16
FOSTER FIELD SERVICE, LLC-Services	$760.96
U.S. BANK EQUIPMENT FINANCING-Services	$166.46
HIRERIGHT, LLC-Services	$87.40
ZION BANKCARD CENTER-Supplies	$13,088.43
PRO-VISION SOLUTIONS, LLC-Services	$79.11
HAGS WITH RAGS-Services	$1,340.94
JEFF JENSEN-Reimbursement	$63.74
CAMRYN MACKEY-Services	$100.00
CREW LANCASTER-Services	$90.00
COOPER LANCASTER-Services	$60.00
CORE & MAIN LP-Services	$6,363.15
CAEL MACKEY-Services	$90.00
LEATHAM FAMILY LLC-Supplies	$427.80
VERIZON CONNECT FLEET-Services	$151.60
KENLEE FROME-Services	$150.00
GRIME STOPPERS HOUSEKEEPING-Services	$1,800.00
ANDREA DANA-Services	$150.00
DYLAN SHUMWAY-Services	$90.00
RYAN TAYLOR-Services	$100.00
THE LOCK SHOP OF STAR VALLEY-Services	$50.00
BURTON RENTAL-Services	$246.88
THE TORO COMPANY-Services	$2,640.00
T-MOBILE USE, INC-Services	$62.00
HEIDI MARTIN-Services	$29.00
ROMAN ERICKSON-Services	$100.00
CIVICPLUS, LLC-Services	$3,312.49
WESTERN WATER CONSULTANT-Services	$13,147.47
EASTIDMC-Services	$1,700.00
JOHN PHILLIP GANDY-Services	$2,215.72
SCOTT GRIFFITH-Reimbursement	$10.60
TETON OUTFITTERS LLC-Services	$1,959.93
WYOMING TITLE & ESCROW-Services	$1,200.00
ERIC ODLIN-Services	$5,328.72
BRIAN MIERZEJEWSKI-Services	$470.00
COLTON TAYLOR-Services	$30.00
RUBY HILL-Services	$110.00
ADRIE KENNINGTON-Services	$30.00
KAI FRAZIER-Services	$150.00
KYLER KILROY-Services	$100.00
PAYROLL	$101,355.09

At Pro Tem Mayor Griffith's call, Council Member Brown moved to approve the consent agenda with an addendum to the minutes from February 10th to state that Council Member Griffith arrived at 5:45 p.m. This was seconded by Council Member Hillyard. The motion was carried unanimously.

Town Administrator, Violet Sanderson, reported that interviews for the Golf Professional/Pro Shop Manager Position were held recently and an offer has been extended to one candidate who is coming for a site visit tomorrow, March 11, 2026. Bryce Burton, Golf Course Director, has been working on creating an office space in the maintenance shop in order to accommodate for the new Golf Pro to have an office in the Pro Shop.

Mr. Larnell Cleverley, Chairman of the Heritage Hall of Fame Committee reported that notifications were sent out in December requesting nominees for the Heritage Hall of Fame, however; only one new nomination was received this year. The committee met last week and selected two individuals to be honored at this year's induction ceremony which will be held on Saturday, July 4, 2026 at 10:00 a.m. at the Civic Center. Notification letters have been sent to the families of those selected for induction and will be publicly announced later in March.

Mr. Cody Wilkes, Chief of the Afton Volunteer Fire Department provided the council with updates regarding calls for service: The AVFD has responded to 14 calls, year to date, In 2025, they responded to 102 calls. 20 of those calls were fire calls, and 8 vehicle accidents within the Town of Afton. Calls within the Upper Valley Fire District included 28 fire calls and 26 accidents as well as 20 non-emergency calls. Mr. Wilkes reported that the AVFD has 30 active members and they have been focusing on various training including CDL, EDLT, Hazmat and CPR. Cody Fire School will be held May 1-3, 2026. The Fire Convention is June 18-21 in Wheatland.

Mr. Don McGee, Tourism Chairman reported to the council that several groups have requested funding from the Tourism Board including the Desperados, Shakespeare in the Park, The Wall that Heals and the Semiquincentennial Celebration. The Visit Afton website is being updated and is nearing completion, it will be ADA Accessible. The Tourism Board is working on applying for a destination development grant and are hoping to use funds to create a new Welcome to Afon sign south of Town. Following Mr. McGee's remarks, the council sought clarification from Mr. McGee regarding a letter that the Tourism Board sent the council regarding Town Events.

Since there were no members of the Afton Main Street present, Mrs. Sanderson provided a brief update on their behalf. The AMSA is working on steps for the Wyoming Mainstreet Program and are preparing for a site visit from Kayla in May. The AMSA has been very involved in the planning for the Semiquincentennial Celebration. The Freedom Festival is being moved to July 3rd and 4th to run in conjunction with the Semiquincentennial Celebration. Activities will include bounce houses, a DJ, Vendors, and the Flash Pants Band. As of the March Town Council meeting, there is no plan for a fish scramble or junior rodeo. Council Member Hillyard advocated for finding a way to make these historically traditional events happen.

Mrs. Sanderson presented the February 2026 financial statements.

Mr. Cort Sessions presented a Zone Change application for Lot 1 Sessions Village. The applicant seeks to rezone Lot 1 of the Sessions Village Subdivision, a portion of NW1/4 SW1/4 of Section 19, T32N, R119W in Lincoln County within the Municipal bounds of the Town of Afton. The applicant wishes to bring the existing uses of the property into conformance with zoning regulations and potentially expand the services offered on the property to include trailer sales. Pro Tem Mayor, Mr. Griffith opened the public hearing on this matter to receive any public comment on the rezone request, with no comment the hearing was closed. Mrs. Sanderson presented the recommendation and conditions from the Afton Planning and Zoning Board, which recommended approval.

Mr. Marlowe Scherbel and Mr. Aaron Lind presented a Zone Change Application for Afton 89 Ranch, LLC. The applicant seeks to rezone a portion of Afton 89 Ranch, LLC Section 1, T31N R119W, within the Town of Afton, Lincoln County from ACR to GC. The property is located south of Papworth and within the municipal bounds of the Town of Afton and is approximately 13.44 acres. Pro Tem Mayor, Mr. Griffith opened the public hearing on this matter to receive any public comment on the rezone request, with no comment the hearing was closed. Mrs. Sanderson presented the recommendation and conditions from the Afton Planning and Zoning Board, which recommended approval..

Mr. Tyson Holbrook presented a Zone Change Application for Load Zone Marketing & Management LLC (Colters). The applicant is requesting to rezone a portion of Lot 3, Block 17, Original Townsite of Afton, commonly known as the Colter's Lodge property, in order to bring the existing lodging use into compliance with the General Commercial zoning regulations. The property is currently zoned Central Business District (CBD) and has historically operated as a lodging facility providing visitor accommodations for many years. Approval of the requested rezone would align the existing use with applicable regulations and formally bring the property into conformance. In addition, rezoning to General Commercial would allow the applicant the opportunity to expand uses and structures in the future, which is not permitted while the property operates under nonconforming use status. Pro Tem Mayor, Mr. Griffith opened the public hearing on this matter to receive any public comment on the rezone request, with no comment the hearing was closed. Mrs. Sanderson presented the recommendation and conditions from the Afton Planning and Zoning Board, which recommended approval.

Mr. Marlowe Scherbel presented a Major Subdivision application for Silver Brook Estates. The applicant seeks Major Subdivision Approval for approximately 61 lots zoned R-1 (Detached Single Family Residential) with an average lot size of .50 ± Acres, 9 lots zoned R-2 (Mixed Single Family Residential) with an average lot size of .45 ± Acres, 18 lots zoned R-3 (Multi Family Residential) with average lot size of .79 ± Acres, 5 lots zoned GC (General Commercial) with an average lots size of 1.70 ± Acres and 1 lot located in the R-1 zoning district identified as a Park lot. The lot structure and densities as proposed will provide 130 Multi Family Residential Units and 70 Single Family Residential Units with 5 Commercial Lots.

Following Mr. Scherbel's presentation, Robert Hood of Sunrise Engineering addressed the council regarding sewer, water and traffic impacts of the Silver Brook Estates Subdivision.

Jen Fromong, community member, voiced her concerns about this Major Subdivision Application and wanted the Town to ensure reviewing the roadway and pedestrian travel capabilities in the area, after which Mr. Scherbel and Mr. Hood addressed those concerns.

Mrs. Sanderson presented the recommendation and the twelve (12) conditions of approval from the Afton Planning and Zoning Board. After some discussion a thirteenth condition was added requiring the developer to construct a sidewalk on Warrior Way fronting their property as designed in the Lincoln County Upper Valley Transportation Plan. At the call of the Mayor Pro Tem, Council Member Hillyard motioned for approval of the Major Subdivision for Silverbrook Estates seconded by Council Member Brown. The motion was carried unanimously.

Discussion was held regarding a recommendation from Planning and Zoning to Rezone the 300 Block on the East Side of Washington from CBD to GC.

Pro Tem Mayor Griffith presented RESOLUTION NO. 2026-02, A RESOLUTION SUPPORTING THE LINCOLN COUNTY COMMISSIONERS' CREATION OF A SPECIAL SERVICE DISTRICT FOR EMS. At the Pro Tem Mayor's call, Council Member Brown motioned to pass Resolution 2026-01, seconded by Council Member Hillyard. The motion was carried unanimously.

Mrs. Sanderson presented ORDINANCE 703, AN ORDINANCE RE-ZONING LOT 1, SESSIONS VILLAGE FROM ITS PRESENT ZONING (R-3) MIXED FAMILY RESIDENTIAL DISTRICT TO (GC) GENERAL COMMERCIAL DISTRICT WITHIN THE TOWN OF AFTON. At the Pro Tem Mayor's request, Council Member Hillyard motioned to pass Ordinance 703 on first reading, seconded by Council Member Brown. The motion was unanimously approved.

Mrs. Sanderson presented ORDINANCE 704, AN ORDINANCE RE-ZONING AFTON 89 RANCH FROM ITS PRESENT ZONING (ACR) AGRICULTURAL CONSERVATION RECREATION DISTRICT TO (GC) GENERAL COMMERCIAL DISTRICT WITHIN THE TOWN OF AFTON. At the Mayor Pro Tem's , Council Member Brown motioned to pass Ordinance 704 on first reading, seconded by Council Member Hillyard. The motion was unanimously approved.

Mrs. Sanderson presented ORDINANCE 705, AN ORDINANCE RE-ZONING COLTER'S LODGE FROM ITS PRESENT ZONING (CBD) CENTRAL BUSINESS DISTRICT TO (GC) GENERAL COMMERCIAL DISTRICT WITHIN THE TOWN OF AFTON. At the pro tem mayor's request, Council Member Hillyard motioned to pass Ordinance 705 on first reading, seconded by Council Member Brown. The motion was unanimously approved.

Pro Tem Mayor Griffith requested that the Council consider appointing Mr. Brandt Babers to the Afton Planning and Zoning Board, with the board's recommendation for appointment. Following the Mayor's call, Council Member Brown made a motion to appoint Mr. Babers to the board, which was seconded by Council Member Hillyard. The motion passed unanimously.

Pro Tem Mayor Griffith presented Ordinance 701 for second reading, AN ORDINANCE OF THE TOWN OF AFTON, WYOMING ESTABLISHING REGULATION GOVERNING WIRELESS TELECOMMUNICATION TOWERS AND FACILITIES AND ESTABLISHING PERMIT PROCESSES. At the mayor's request, Council Member Hillyard motioned to pass Ordinance

701 on second reading, seconded by Council Member Brown. The motion was unanimously approved.

Pro Tem Mayor Griffith presented Ordinance 702 for second reading, AN ORDINANCE AMENDING CHAPTER 5 OF TITLE I OF THE CODE OF THE TOWN OF AFTON. At the pro tem mayor's request, Council Member Hillyard motioned to pass Ordinance 702 on second reading with removal of subsection B, seconded by Council Member Brown. The motion was unanimously approved.

Mayor Jensen provided the Council with legislative updates. Governor Gordon signed a bill which codifies the direct distribution of 8% the previous year's statewide sales and use tax revenue to local governments. Mayor Jensen reported that bills prohibiting local control failed.

Mayor Jensen addressed the Council about Council Board Liaison Appointments. Further discussion and approval of these appointments will occur at the April Town Council meeting.

Pro Tem Mayor Griffith reviewed the agenda for the upcoming Council work session,scheduled for Tuesday, March 24, 2026. The proposed agenda will include discussion and presentation for the Lights on the Arch and the roles and responsibilities of the Tourism Board.

At 7:54 p.m., at the pro tem mayor's request, Council Member Hillyard moved to enter executive session to discuss potential and ongoing litigation, personnel, and real estate. Council Member Brown seconded the motion, which was carried unanimously.

At the pro tem mayor's call, Council Member Brown motioned to return to regular session at 8:22 p.m. with no action taken, seconded by Council Member Hillyard. The motion carried.

At the call of the pro tem Mayor, Council Member Hillyard motioned to adjourn the regular meeting of the Afton Town Council, seconded by Council Member Brown. The motion was carried unanimously. The regular meeting adjourned at 8:32 p.m.

The next regular meeting of the Afton Town Council will be held on Tuesday, April 14, 2025, at 5:30 p.m. at the Afton Town Hall.

Jeff Jensen, Mayor

(ATTEST:)

/s/ Niki Miles, Administrative Assistant

PUBLISH MARCH 25, 2026.