

**SPECIAL JOINT INFORMATION PROCEEDINGS  
TOWN COUNCIL AND  
BOARD OF COUNTY COMMISSIONERS MEETING**

**May 13, 2019**

**JACKSON, WYOMING**

The Teton County Commissioners met in conjunction with Jackson Town Council in a special session in the County Commissioners Chambers at 200 South Willow Street at 1:34pm. The purpose of this meeting was to select a development partner for the 440 West Kelly Housing Project, discuss the SPET process, review budget submissions from joint departments, and appoint applicants for the following joint boards: START Board and Pathways Taskforce. Upon roll call the following were found to be present:

COUNTY COMMISSION: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, Mark Newcomb, and Luther Propst.

TOWN COUNCIL: Mayor Pete Muldoon, Arne Jorgensen, Jim Stanford and Hailey Morton-Levinson. Jonathan Schechter was absent.

Jonathan Schechter joined the meeting at 1:36pm.

**II. Development Partner Selection for the 440 West Kelly Housing Project**

On behalf of the Town, a motion was made by Councilman Morton-Levinson and seconded by Councilman Jorgensen to direct and authorize the Jackson/Teton County Housing Authority to select Roller Development and Tack Development to develop housing at 440 W. Kelly Avenue, further direct staff to work with Roller Development and Tack Development to bring two designs back to the Council and Board for consideration prior to executing the Development Agreement and Ground Lease. The first design should include 16 units as proposed and the second design should include a minimum of 12 units. Both designs should reflect an enhanced streetscape, further direct staff to draft a Development Agreement and Ground Lease that will be provided to the Town Council and Board of County Commissioners for review and approval by September 2, 2019. The Development Agreement and Ground Lease shall include:

1. HOA budget and rules and regulations. Developer must work with housing department staff and a local property management firm to develop HOA rules and regulations and a budget that includes a capital reserve.
2. Revised streetscape and design drawings. Developer must work with housing and planning department staff and Design Review Committee to enhance the streetscape. Design drawings must be provided to housing department staff by August 15, 2019.
3. Guaranteed Maximum Price agreement.
4. Deed restriction(s) for the units. The Workforce Ownership deed restriction template must be used.
5. Developer must receive approval from the Town of Jackson Design Review Committee and Town Planning Department before applying for a building permit.

On behalf of the Town, a motion was made by Councilman Stanford and seconded by Councilman Schechter to amend the Town's motion to include a minimum of 10 units. Mayor Muldoon called for the vote and the motion failed 1-4 with Mayor Muldoon, Councilwoman Morton-Levinson, Councilman Jorgensen and Councilman Schechter opposed.

April Norton, Housing Director, discussed with the Board the constraints of staff and the developer to add a 10 unit option in the design.

Mayor Muldoon called for a vote on the original motion. The vote showed all in favor and the motion passed.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to direct and authorize the Jackson/Teton County Housing Authority to select Roller Development and Tack Development to develop housing at 440 W. Kelly Avenue, further direct staff to work with Roller Development and Tack Development to bring two designs back to the Council and Board for consideration prior to executing the Development Agreement and Ground Lease. The first design should include 16 units as proposed and the second design should include a minimum of 12 units. Both designs should reflect an enhanced streetscape, further direct staff to draft a Development Agreement and Ground Lease that will be provided to the Town Council and Board of County Commissioners for review and approval by September 2, 2019. The Development Agreement and Ground Lease shall include:

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3. Guaranteed Maximum Price agreement.
4. Deed restriction(s) for the units. The Workforce Ownership deed restriction template must be used.

5. Developer must receive approval from the Town of Jackson Design Review Committee and Town Planning Department before applying for a building permit.

Chair Macker called for a vote. The vote showed all in favor and the motion passed 3-2 with Commissioner Barron and Commissioner Propst opposed.

### **III. SPET Process and Discussion**

Larry Pardee, Town Administrator and Alyssa Watkins, Teton County Administrator presented to the Joint Board for consideration SPET initiatives to be placed on the ballot.

Commissioner Barron left the meeting at 2:24pm and returned to the meeting at 2:28pm.

Keith Gingery, Teton County Attorney, discussed with the Board the process of choosing SPET propositions, deciding the process of selecting the propositions, and deciding what happens to surplus funds, and an explanation of how the process has been done in the past.

Steve Ashworth, Director of Parks and Recreation, clarified to the Board that the lower amount of the Recreation Center Expansion contains only Phase 2 and the higher amount contains Phases 2 and 3.

Heather Overholser, Director of Public Works, discussed the number and locations of possible wildlife crossings and pathway underpasses.

Commissioner Propst left the meeting at 2:56pm and returned at 2:58pm.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to direct staff to bring forward the specific ongoing fiscal and staff impacts related to operation and maintenance expenses for each project once completed as well as during construction/acquisition and continue the discussion to the June JIM with the intention of giving direction at the June JIM to develop ballot language for consideration at the July JIM as discussed here today. Chair Macker called for a vote. The vote showed all in favor and the motion passed.

On behalf of the Town, a motion was made by Councilwoman Morton-Levinson and seconded by Councilman Schechter to direct staff to bring forward the specific ongoing fiscal and staff impacts related to operation and maintenance expenses for each project once completed as well as during construction/acquisition and continue the discussion to the June JIM with the intention of giving direction at the June JIM to develop ballot language for consideration at the July JIM as discussed here today. Mayor Muldoon called for a vote. The vote showed all in favor and the motion passed.

No public comment was taken, a future meeting will be held to include public comment.

The meeting was recessed at 3:15pm and reconvened at 3:22pm.

### **IV. Joint Department Budget Review and Discussion**

#### **A. START Program**

Darren Brugmann - START Manager, Seadar Rose Davis – START Board Vice-Chair, and Larry Pardee – Town Administrator

#### **B. Jackson Hole Fire/EMS**

Chief Brady Hansen, Fire Chief

#### **C. Housing Department**

April Norton - Housing Director

#### **D. Jackson Hole Community Pathways**

Heather Overholser – Director of Public Works and Brian Schilling - Pathways and Trail Program Coordinator

At 4:40pm, on behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Barron to enter executive session for the purpose of appointing board members. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

At 4:41pm, on behalf of the Town, a motion was made by Mayor Muldoon and seconded by Councilwoman Morton-Levinson to enter executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii). Mayor Muldoon called for a vote. The vote showed all in favor and the motion passed.

At 4:42, Councilwoman Morton-Levinson and Councilman Stanford left the meeting.

**V. Joint Executive Session**

Commission present: Natalia Macker, Greg Epstein, Mark Newcomb, Mark Barron, and Luther Propst

Council present: Pete Muldoon, Arne Jorgensen, Jonathan Schechter

Staff: Alyssa Watkins, Larry Pardee, Kellie Dickerson

At 4:54pm, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn from executive session. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

No action was taken.

**VI. Appointments for Joint Volunteer Boards**

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Propst to appoint Tom Crowell and John Wright to the Pathways Taskforce to fulfill unexpired terms ending 1/31/2020. Chair Macker called for a vote. The vote showed all in favor and the motion passed.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to appoint Tom Crowell and John Wright to the Pathways Taskforce to fulfill unexpired terms ending 1/31/2020. Chair Macker called for a vote. The vote showed all in favor and the motion passed 3-0.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Propst to appoint Brett Simic to the START Board to fulfill and expired term ending 12/31/2019. Mayor Muldoon called for a vote. The vote showed all in favor and the motion passed.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to appoint Brett Simic to the START Board to fulfill and expired term ending 12/31/2019. Mayor Muldoon called for a vote. The vote showed all in favor and the motion passed 3-0.

**Adjourn.**

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Newcomb to adjourn the meeting. Chair Macker called for a vote. The vote showed all in favor and the motion passed.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to adjourn the meeting. Mayor Muldoon called for a vote. The vote showed all in favor and the motion passed 3-0.

The meeting adjourned at 4:58pm.

Respectfully submitted: ked

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chair

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Greg Epstein, Vice-Chair

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Mark Barron

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Mark Newcomb

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Luther Propst

ATTEST:

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Sherry L. Daigle, County Clerk