

**OFFICIAL SUMMARY PROCEEDINGS
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met in regular session on **June 16, 2020** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:04am and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, Mark Newcomb, and Luther Propst were present.

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adopt today's agenda with the following change:

TO ADD: Matters From Commission - Hoback Drinking Water Special District

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the **06/01/2020, 06/02/2020, and 06/08/2020** minutes. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to place the following Matters from Staff on a Consent Agenda:

1. Consideration of Approval of One Year Contract Extension with White Glove Janitorial Services
4. Consideration of Approval of Contract for Building Automation System at 1300 Valley Springs Road – CLC Rafter J
7. Consideration of Approval of a Grant Agreement with the Brinson Foundation for Integrated Solid Waste and Recycling Funding
8. Consideration of Approval of a Matching Grant from the Jackson Hole News and Guide for Advertising Support
9. Consideration of Approval of a Contract for Professional Services for Final Design of Batch Plan Road and Utility Improvements
12. Consideration of Approval of Notice to Fair Contractors of Cancellation of Fair and Termination of Contracts

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Approval of One Year Contract Extension with White Glove Janitorial Services

To approve the one-year janitorial services contract extension and revised scope of work with White Glove Professional Cleaning Service in the amount of \$21,926.34 monthly.

4. Consideration of Approval of Contract for Building Automation System at 1300 Valley Springs Road – CLC Rafter J

To approve the contract for the Controls Integration Project to ATS Inland NW in the amount of \$21,852.00.

7. Consideration of Approval of a Grant Agreement with the Brinson Foundation for Integrated Solid Waste and Recycling Funding

To approve the grant agreement with the Brinson Foundation for a FY2021 grant for ISWR in the amount of \$30,000.

8. Consideration of Approval of a Matching Grant from the Jackson Hole News and Guide for Advertising Support

To approve the matching grant in the amount of \$1,500 from the Jackson Hole News and Guide to support ISWR advertising efforts.

9. Consideration of Approval of a Contract for Professional Services for Final Design of Batch Plan Road and Utility Improvements

To approve the Owner/Consultant Agreement between Teton County and Jorgensen Associates, PC for professional services for the design of Batch Plant Road and utility improvements in the amount of \$54,810.00.

12. Consideration of Approval of Notice to Fair Contractors of Cancellation of Fair and Termination of Contracts

To approve the termination of all 2020 Fair Contracts listed above, with the exception of, the Photo Booth, Ninja Warrior, and Reptile Exhibit contracts which should be rolled over to 2021.

DIRECT CORRESPONDENCE

1. Laurent Roux 5/27/2020 email regarding Tribal Trail Connector
2. Judd Grossman 5/27/2020 email regarding Tribal Trail Connector
3. Andy Bardon 5/27/2020 email regarding Rec Center Expansion
4. Neil Grimaldi 5/27/2020 email regarding Rec Center Expansion
- 5.

Reynolds Pomeroy 5/27/2020 email regarding Rec Center Expansion
6. Geoff Gottlieb, Responsible Growth Coalition 5/27/2020 email regarding Tribal Trail Connector
7. Gloria Courser 5/27/2020 email regarding COVID19
8. Mary Wendell 5/27/2020 email regarding Wildlife Crossings
9. Dick Stout 5/27/2020 email regarding County Clerk Appointment
10. Anton Wahlman 5/27/2020 email regarding COVID-19
11. Kenneth Koeberling, US Army Corps of Engineers 5/27/2020 email regarding Gros Ventre Levee Improvements
12. Brian Baker 5/27/2020 letter regarding Scholarship Thank You
13. Christian Beckwith 5/28/2020 email regarding Rec Center Expansion
14. Matt Carr, County Sheriff 5/28/2020 email regarding Employee Housing - Adams Canyon
15. Gloria Courser 5/28/2020 email regarding COVID-19
16. Anna Olson, Jackson Hole Chamber of Commerce 5/28/2020 email regarding Rec Center Expansion
17. Sherry Daigle, County Clerk 5/28/2020 email regarding Board of Equalization Hearing Schedule
18. Richard Aurelio 5/28/2020 email regarding Tribal Trail Connector
19. Sherry Daigle, County Clerk 5/28/2020 email regarding Public Records Request - Brian Foley
20. Tom Hogan 5/28/2020 email regarding Tribal Trail Connector
21. Chris Dickey 5/28/2020 email regarding Rec Center Expansion
22. Neil Grimaldi 5/27/2020 email regarding Rec Center Expansion
23. Andrew Salter 5/29/2020 email regarding Tribal Trail Connector
24. Corri Dorman, Deputy County Clerk 5/29/2020 email regarding Order Granting Third Motion to Continue Proceedings - Cody Creek LLC
25. Randall Cresswell 5/29/2020 email regarding Hwy 22
26. Lance Cygielman 5/29/2020 email regarding Tribal Trail Connector
27. Jared Smith 5/29/2020 email regarding Tribal Trail Connector
28. Joe Cranston, Snake River Sporting Club ISD 5/29/2020 email regarding Proposed Budget
29. Chris Agnew 5/29/2020 email regarding Tribal Trail Connector
30. Christine Watkins 5/29/2020 email regarding Tribal Trail Connector
31. Anthony Fasciano 5/29/2020 email regarding Rec Center Expansion
32. Ryan Burke 5/29/2020 email regarding Rec Center Expansion
33. Laura Soltau, Teton Literacy 5/29/2020 email regarding 7th Penny Sales Tax
34. Diana Osuna, South Squaw Creek ISD 5/29/2020 email regarding Proposed Budget
35. Phil Stevenson 5/30/2020 email regarding Recycling Center
36. Justin Adams 5/30/2020 email regarding Tribal Trail Connector
37. Justin Adams 5/30/2020 email regarding Northern South Park
38. Bill Healey 5/31/2020 email regarding Tribal Trail Connector
39. Geoff Gottlieb, Responsible Growth Coalition 5/31/2020 email regarding Tribal Trail Connector
40. Garry Tank 5/30/2020 email regarding Tribal Trail Connector
41. Rick Wieloh 5/31/2020 email regarding Tribal Trail Connector
42. Andy Schwartz 6/1/2020 email regarding Mill Levies
43. Sean O'Malley 6/1/2020 email regarding Tribal Trail Connector
44. Amanda Moyer 6/1/2020 email regarding Rec Center Expansion
45. Mickey Babcock 6/1/2020 email regarding Tribal Trail Connector
46. Alex Muromcew 6/1/2020 email regarding Tribal Trail Connector
47. Paul Vaughn 6/1/2020 email regarding Road & Levee Compliment
48. Lawrence Bemis 6/1/2020 email regarding Property Taxes
49. Jed Frumkin 6/1/2020 email regarding Tribal Trail Connector
50. Dave Coon 6/1/2020 email regarding Tribal Trail Connector
51. Jonathan Schechter 6/1/2020 email regarding Tribal Trail Connector
52. Geoff Gottlieb, Responsible Growth Coalition 6/1/2020 email regarding Tribal Trail Connector
53. Louise Wade 6/1/2020 email regarding Tribal Trail Connector
54. John Carey 6/1/2020 email regarding Tribal Trail Connector
55. Deb Barracato, Flat Creek Water Improvement District 6/1/2020 email regarding Proposed Budget
56. Yana Ludwig 6/1/2020 email regarding Wyoming Public Bank
57. Chris Neubecker, Planning & Development 6/1/2020 email regarding June 1, 2020 Comp Plan Discussion Summary
58. Ross MacIntyre 6/1/2020 email regarding Tribal Trail Connector
59. Russell Ross 6/1/2020 email regarding Tribal Trail Connector
60. Katie Smits, Five County JPB 6/1/2020 email regarding Proposed Budget
61. Michele Gammer 6/1/2020 email regarding Tribal Trail Connector
62. Skyline Ranch ISD 6/1/2020 email regarding Proposed Budget
63. Lorraine Clasquin 6/1/2020 email regarding Tribal Trail Connector
64. Christian Beckwith 6/2/2020 email regarding Tribal Trail Connector
65. Kay Modi 6/2/2020 email regarding Tribal Trail Connector
66. Kathy Tompkins 6/2/2020 email regarding Tribal Trail Connector
67. Brigid Mander 6/2/2020 email regarding Tribal Trail Connector
68. Liz Long 6/2/2020 email regarding Tribal Trail Connector
69. Thomas J Hogan 6/2/2020 email regarding Tribal Trail Connector
70. Lori Roux 6/2/2020 email regarding Tribal Trail Connector
71. Rachel Attias 6/3/2020 email regarding Budget
72. Rebecca Williams 6/4/2020 email regarding Budget
73. Gary Kofinas 6/4/2020 email regarding Teton Pass Corridor Funding
74. Stuart Agnew 6/4/2020 email regarding Budget
75. Melanie Judd 6/4/2020 email regarding Budget
76. Laura Langberg 6/4/2020 email regarding Budgets
77. Emily Hagedorn, Teton Conservation District 6/4/2020 email regarding Proposed Budget
78. Katie Jarve 6/5/2020 email regarding Budget
79. Whitney Oppenhuizen 6/6/2020 email regarding COVID-19
80. Sarah Cavallaro, Teton Youth and Family Service 6/8/2020 email regarding Adams Canyon Housing
81. Clayton Herrmann 6/8/2020 email regarding Budget
82. Lauren Smith 6/8/2020 email regarding Budget
83. Anna Olson, Jackson Hole Chamber of Commerce 6/8/2020 email regarding Volunteer Board Interviews
84. Riley Clement 6/8/2020 email regarding Budget

- 85. Anton Wahlman 6/8/2020 email regarding COVID-19
- 86. Hannah Dusharm 6/8/2020 email regarding Budget
- 87. Ann Gamble 6/8/2020 email regarding Budget
- 88. Mike Geraci 6/8/2020 email regarding Volunteer Board Interviews
- 89. Christine Walker 6/8/2020 email regarding Budget
- 90. Cheyane Reisner 6/8/2020 email regarding Budget
- 91. Zoey Blake 6/9/2020 email regarding Budget
- 92. Rebecca Williams 6/9/2020 email regarding Budget
- 93. Austin Sessions 6/9/2020 email regarding Budget
- 94. Laura Brown 6/9/2020 email regarding Budget
- 95. Kaitlyn Osborne 6/9/2020 email regarding Budget
- 96. Bailey Collins 6/9/2020 email regarding Budget
- 97. Ivan Jimenez 6/9/2020 email regarding Budget
- 98. Veronica Paulsen 6/9/2020 email regarding Budget
- 99. Jameson Mitchel 6/9/2020 email regarding Budget
- 100. Meg Runyon 6/9/2020 email regarding Budget
- 101. Rachel Long 6/9/2020 email regarding Budget
- 102. Miles Yazzolino 6/9/2020 email regarding Budget

PUBLIC COMMENT

Public comment was given by Sarah Ross regarding law enforcement and community service funding.
 Public comment was given by Ivan Jimenez regarding law enforcement and community service funding.
 Public comment was given by Kira Brazinski regarding law enforcement and community service funding.
 Public comment was given by Mike MacNamara regarding law enforcement and community service funding.
 Public comment was given by Joey Sackett regarding law enforcement and community service funding.
 Public comment was given by Bradley Smith regarding law enforcement and community service funding.
 Public comment was given by Riley Clement regarding law enforcement and community service funding.

MATTERS FROM COMMISSION AND STAFF:

2. Consideration of Approval of Authority to Sign Closing Documents on the Purchase of 445 E. Kelly Avenue and Approve a Residential Lease for 445 East Kelly Avenue

John Graham, Deputy County Attorney, presented to the Board for consideration of approval a resolution granting authority to sign and the approval of the attached lease for the 445 E. Kelly property. This proposed resolution grants any Commissioner the authority to sign the closing documents for 445 E Kelly Avenue. The Board of County Commissioners executed a Buy/Sell agreement for this property, which borders Mike Yokel Park to the east, on April 29, 2020. Since the execution of that agreement, staff have been engaged in performing due diligence on the property. This has included commissioning and reviewing an Environmental Site Assessment and correcting a minor defect in a prior deed. Staff has found no issues that would lead to a recommendation not to purchase the property. Additionally, the property owner has requested that, due to Covid-19 and the difficulty of gathering family members to review the items left in the house, that the property be leased back to property owner for a nominal fee through September 30, 2020. A lease reflecting those terms and conditions is also attached.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the resolution Granting Authority to Sign Closing Documents for 445 E. Kelly Avenue, and I further move to approve the Lease Agreement for 445 E. Kelly Avenue. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

3. Consideration of Approval of EMP Request for Building Automation System Controls at 1300 Valley Springs Road – CLC Rafter J

Paul Cote, Facilities Manager, presented to the Board for the consideration of approval a request to utilize Energy Mitigation Program funds to integrate an existing energy use system into a Building Automation System (BAS) at a Teton County owned facility located at 1300 Valley Springs Road commonly known as the Rafter J Childcare Facility or CLC Rafter J. As part of a larger project to upgrade the performance of HVAC systems at the Rafter J Childcare Facility, Facilities learned of these 3 conditions:

1. The make-up air unit (MAU) for the kitchen was inoperative. This created a condition in which heated/cooled air from the facility (depending upon season) was used to displace air exhausted by the kitchen hood, creating the need to reheat/re-cool air in the facility, adding unnecessarily to heating and cooling demands and reducing energy efficiency.
2. There are 3 ceiling cassette heaters located at 3 exit doors that are inoperative. The design intent of these units is to provide a quick input of heat to those areas as the entrances are used, particularly at times of heavy usage in the morning, recess, and afternoon. Because these units have not been operating, this has stressed the overall heating systems of the facility beyond their capacity causing longer run times and failure to meet heating set points. Also, because they are not integrated into the overall system and operate independently of it, when they are operating, it is possible for them to be in heating mode when the rest of the building is in cooling mode.
3. There is a Thermal Mixing Valve (TMV) that controls the temperature of the domestic water being supplied to the facility that is not monitored for performance. Ensuring that the unit provides hot water at its specified temperature setting saves energy.

These three items are being repaired as part of the larger HVAC project. These items have been inoperative and/or unmonitored to date because they are not included in the Allerton/Compass BAS, thus Facilities had no knowledge of them or their operational status until the recent HVAC project. Facilities proposes to add these units to the BAS to integrate them into the overall HVAC systems of the Facility and thereby improve the overall energy efficiency of the facility. This project fits the Energy Mitigation Plan goals by the following objectives:

- Conversions of existing energy use systems to more efficient energy saving equipment
- Retrofits to newer and more efficient energy saving equipment

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the EMP funding request in the amount of \$21,852.00 for the controls integration project at the Teton County owned facility located at

1300 Valley Springs Road commonly known as the Rafter J Childcare Facility or CLC Rafter J. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

5. Consideration of Approval of an Agreement to Render Services with WYDOT for Wildlife Crossings at 22/390 Intersection

Amy Ramage, County Engineer, presented to the Board for consideration of approval an Agreement to Render Services (ARS) that will allow WYDOT to conduct the planning, engineering, design, permitting and construction of two wildlife crossings near the intersection of WY-22 and WY-390, which are to be funded by Teton County. This item was brought before the County Commission on April 21, 2020 and staff was directed by Commissioners to work with WYDOT to revise the ARS to provide more information on how the Teton County-funded wildlife crossings designs and locations will be determined and approved. The following language was added to section 5.A. of the ARS, which addresses the process by which the wildlife crossings will be designed and located, as follows:

“Design of the wildlife crossings will be consistent with the project plan development process utilizing input from the project stakeholder group. The location, type and size of the wildlife crossings (see Exhibit A) has been determined and concurred on by the stakeholder group, which includes both the County and Wyoming Game and Fish.”

Teton County Public Works has been closely involved in the planning process for the reconstruction of the WY-22 Snake River Bridge, the intersection at highways 22 and 390 and the construction of four wildlife underpasses in the vicinity of the Snake River Bridge and intersection. Following are specifics on the wildlife underpasses as currently planned:

- the Snake River Bridge will be elongated on the east side of the river to allow for wildlife passage, funded by WYDOT;
- the highest priority crossing will be constructed immediately west of the bridge, funded by WYDOT;
- a crossing will be constructed to the west of the intersection and east of Green Lane, funded by Teton County; and,
- a fourth crossing will be constructed on highway 390 north of the intersection, funded by Teton County.

Additionally, wildlife fencing will be installed in conjunction with the crossings on WY-22 both to the east and west of the intersection and bridge, as well as north on 390. The fencing allows the underpasses to function most effectively. All of these improvements are planned by WYDOT for a 2023 construction start.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to continue this to a date uncertain. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

6. Consideration of Approval of a Letter to WYDOT Addressing Recommendations for WY Hwy 22/390 Snake River Bridge Project

Amy Ramage, County Engineer, presented to the Board for consideration of approval a set of recommendations in a letter from Teton County to WYDOT for the WY-22/390 intersection and Snake River Bridge project related to transit and pathways. For WYDOT to consider these recommendations, a formal request must be made to WYDOT by Teton County. Once a recommendation is formally received, WYDOT will respond to the request. An Authority to Render Services agreement between Teton County and WYDOT may be necessary at a future date.

Steve Ashworth, Director of Parks and Recreation, addressed the Board regarding ADA access on the pathway.

Public comment was given by Tim Young and Chris Colligan.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the letter to WYDOT, which makes the following recommendations for inclusion in the WYDOT WY-22/390 intersection and Snake River Bridge project:

- construction of a traffic signal at the existing intersection of WY-390 and Beckley Parkway;
- system-wide transit system prioritization;
- striving for ADA compliance; and,

a pathway access to the southwest levee from the Wilson Boat Ramp area and under the west end of the Snake River Bridge. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

10. Consideration of Approval of a Memorandum of Understanding Between Wyoming Department of Health, Public Health Division, and Teton County to Provide Public Health Nursing and Maternal and Child Health Services

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval an agreement is to set forth the terms and conditions by which the County shall provide Public Health Nursing (PHN) services, home visitation services, Children's Special Health (CSH) Program services, and other Maternal and Child Health (MCH) services that support Title V priorities.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the MOU with the Wyoming Department of Health, Public Health Division and Teton County for Public Health Nursing (PHN) services, home visitation services, Children's Special Health (CSH) Program services, and other Maternal and Child Health (MCH) services that support Title V priorities for the period July 1, 2020 to June 30, 2021 with the condition that a change be made to alter that the Public Health Emergency Response Coordinator report to the County Public Health Director. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 10:17am and reconvened at 10:25am.

11. Consideration of Approval of Energy Conservation Works EMP Request for Town of Jackson – Public Works and Snow King

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval of Energy Mitigation Program funds towards installation of energy efficient LED lighting and energy efficient lighting controls at the Snow King Center and the Town of Jackson's Public Works Facility. This project will retrofit lighting systems at the Snow King Event Center and the Town of Jackson Public Works Facility to LED lighting. The work at the Snow King Event Center would include upgrading all lighting to 100% LED fixtures. The Ice Rink and Ski Shelter Lodge room will also receive advanced WaveLinX wireless controllers, achieving an additional 20% efficiency improvement over LED lighting alone. The project would also include a retrofit of existing lighting in the maintenance bays and office areas of the Town of Jackson's Public Works facility to 100% LED lighting. The lighting retrofit would build upon previous efficiency improvements at the Snow King Event Center, including the replacement of the synthetic icemaking system with an ammonia-based system, which saved ~%35 on facility-wide energy use. At the Public Works facility, the work would complement other efficiency projects, on-site renewable generation, and electric vehicle charging investments.

The work at the Snow King Event Center is projected to net a ~70% reduction in energy consumption over existing lighting and controls and the work at the Public Works facility is projected to net a ~50% reduction in energy consumption over existing lighting.

This project is consistent with Teton County's Energy Mitigation Plan. It meets the following criteria: Conversions of existing energy use systems to more efficient energy saving equipment and retrofits to newer and more efficient energy saving equipment.

Public comment was given by Phil Cameron, Energy Conservation Works.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the Energy Mitigation Program funding request to the Town of Jackson submitted by Energy Conservation Works in the amount of \$94,198.50 for the replacement of lighting at Snow King Events Center and the Town of Jackson Public Works Building. Chair Macker called for a vote. The vote showed all in favor and the motion carried

13. Consideration of Approval of Park Housing Budget and Change Order

Steve Ashworth, Director of Parks & Recreation, presented to the Board for consideration of approval pending project change orders with RSCI, Inc., Installation bid award with Elite Roofing for fire rated siding on Fair Expo building, and budget approval to complete the project. The Park Shop/Housing project is entering the last 30 days of construction. The project is currently behind schedule since April 3, 2020, and currently under liquidated damages. The purpose of the staff report is to a) review the current contract and project funding allocations, b) consider approval of pending change orders, c) consider approval of a bid for expo building siding, and d) consider authorization of a funding allocation to complete the project.

a) Current Project Budget:

\$350,606 – DMA Re-design and Bidding (FY18 Budget Approved)
Note: Joint Board direction to re-design and rebid project approved 10/2/2017
\$8,086,140 - Original approval with RSCI Contract and Owner Expenses (FY19 Budget Approved)
Note: Contract Approved with RSCI on 6/5/2018
\$350,000 – FY20 Budget Increase for equipment lift to basement (FY20 Budget Approved)
\$331,290 – CO 18-19, 21-27 and approved Budget increase (12/17/19)
\$9,118,036 – TOTAL PROJECT BUDGET APPROVED TO DATE

b) Pending Change Orders - \$119,650

[Change Orders to RSCI, Inc.]
PCO 29: \$4,804 (Battery Back-up Egress Lighting)
PCO 30: \$7,420 (Balcony Guard Rail reinforcement supports and wind protection)
PCO 31: \$4,547 (Additional Egress Fixtures per inspector)
PCO 32: \$3,948 (Outlets for drinking fountain and fused disconnect)
PCO 33: Rejected
PCO 34: TOJ Paid Directly
PCO 35: \$2,026 (Relocated Equipment Lift Electrical Panel per Code requirement)
PCO 36: Rejected
PCO 37: \$9,648 (Balcony joint seal and flashing)
PCO 38: \$6,667 (Fire Monitor Modules)
PCO 39: \$7,207 (Common Electrical Lines to Elevator and Fire Alarm)
PCO 40: \$1,610 (Replace low voltage with line voltage sensors)
PCO 41: \$36,419 (Install missing electrical for microwave/vent hoods)
PCO 42: \$35,354 (Relocate Cove Heaters due to design error)

c) Bid for Expo Building Siding - \$22,763

{Expo Building Fire Rating- Owner Contracted}
It was identified during building permit review that the existing Fair Expo building would be required to be fire rated or removed for issuance of Shop/Housing certificate of occupancy. The building was placed a minimum of 10' from the existing building to avoid this as directed by previous Town of Jackson building official. Upon further code review, this direction was found to be inaccurate and it was determined that fire rating is required. The Director of Parks and Recreation conducted an informal bid process for this work. 3 firms were contacted, SDI and Elite Roofing presented the lowest bids at \$11,644 and \$11,119 respectively.
SDI Fee: \$8,619 (DensGlass Fire rating on Expo Building)
SDI Fee: \$2,500 (Framing infill of Expo Building)
Elite Roofing: \$11,644 (Fire rated siding on Expo Building)

d) Funding Allocation Request

Pending change orders - \$119,650

Expo Building siding - \$22,763

Already Paid but requires budget allocation - \$154,327 [Architect] DMA: Unanticipated Re-design, modifications, and code compliance by A&E team post bid and during construction

Owner provided materials, supplies and fees - \$37,764

Premiere: \$5,500 (Exterior signage and Wayfinding)
TC IT: \$8,000 (Owner provided network and server equipment)
Advance Sign: \$64 (Electrical Room regulatory signs)
Sub Consultants: \$11,000 (Remaining A&E subconsultant project close-out)
Studio Common Area: \$3,200 (Owner provided studio supplies)
Contingency: \$10,000 (if required)

\$334,504 – Funding Authorization needed to complete project

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to award the bid for Expo Building siding to Elite Roofing in the amount of \$11,644 and to authorize a total project budget increase of \$334,504 to complete the Park Shop/Employee Housing project, said total increase to include the bid awarded to Elite Roofing in the amount of \$11,644, additional expo building expenses of \$11,119, the cost of change orders 29-42 in the amount of \$119,650, the cost for owner provided materials, supplies, and fees in the amount of \$37,764, and the cost of unanticipated design services fees with Dubbe-Moulder Architects in the amount of \$154,327. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

14. Consideration of Changes to the Teton County Policy Manual Section 4-17, Employee Housing Program Policies

Alyssa Watkins, Board of County Commissioner's Administrator, presented to the Board for consideration of approval a revision to the Housing Policy in the HR Policy Manual to allow county employee housing to be renewed beyond 3 years if there is not a competing demand for county employee units. A new, comprehensive HR Policy Manual was presented to the Board of County Commissioners and adopted on March 1, 2020. The Housing Policies had previously been adopted through a Resolution but were incorporated into the HR Policy Manual to provide one source of policy information for employees. The BCC Administrator and Affordable Housing Department are recommending a change to the 'terms' of employee housing leases, located in Chapter 4, Section 17 Subsection (d.) Terms.

Current Language:

- Lease term will be six months to one year. Lease will automatically renew for up to three (3) years total unless employee notifies Affordable Housing Department of intent to terminate sooner.

Change Requested:

- The minimum lease term shall be three (3) months and the maximum lease term shall be one (1) year. After three (3) years of residency in a unit, the County may decide not to renew the lease if competing demand for the county employee unit exists.

Given the increasing supply of employee housing units available to County employees, this change would allow employees to remain in a County employee housing unit for longer than 3 years if, through informal inquiry or a formal lottery process, the Affordable Housing Department determines that there is not competing demand for the unit from other full-time County employees.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Propst to approve amending the terms of all future county employee housing leases entered into or after July 1, 2020 or current leases that are renewed after July 1, 2020, to include language that leases for County employee housing may be renewed beyond three (3) years if there is no competing demand for a unit. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING & DEVELOPMENT:

There were no matters from Planning and Development.

EXECUTIVE SESSION

There was no executive session today.

MATTERS FROM COMMISSION

A. Hoback Drinking Water Special District

The Board held discussion regarding the cost to help set up a special district, the role of Teton County, and the role of the residents of the Hoback area.

Carlin Girard, Teton Conservation District, addressed the Board regarding the outcome of the stakeholder group, noting that there were people who were interested in moving forward to form a special district.

B. Budget Discussion

Commissioner Epstein brought up discussion regarding the budget including Joint Planning, the Comp Plan, and Northern South Park. Discussion will be on the June 23, 2020 voucher agenda.

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:56am.

Respectfully submitted,

Shelley Fairbanks
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chair

Greg Epstein, Vice-Chair

Mark Barron

Mark Newcomb

ATTEST:

Luther Propst

Maureen E. Murphy, County Clerk