

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

The Teton County Board of Commissioners met in regular meeting on **January 5, 2026** in the Commissioners Chambers located at 200 S. Willow in Jackson, Wyoming. The meeting was called to order at 9:03 a.m.

County Commission: Mark Newcomb, Chair, Natalia Macker, Luther Propst, and Len Carlman were present. Wes Gardner, Vice-Chair, attended by zoom, and joined in person at 9:11am.

ADOPT AGENDA

Chairman Newcomb requested that item 1B regarding Nelson Drive Housing Project in the "Known Matters for Discussion" to be moved to the end of the updates since he was anticipating the discussion to take some time.

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to adopt the agenda as presented with 1B moved to the end of the updates as requested by Chairman Newcomb. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

1. Consideration of Payment of County Vouchers

A motion was made by Commissioner Propst and seconded by Commissioner Macker to approve the January 5, 2026 county voucher run in the amount of \$467,584.48. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

2. Consent Agenda for Administrative Items

- a. 24-Hour Liquor Permits
- b. SLIB Drawdowns
- c. Tax Corrections
- d. Human Service/Community Development Contracts for Service

3. Consideration of Proposed Outgoing Commissioner Correspondence

DISCUSSION ITEMS

1. Known Matters for Discussion

A. Identify Consent Agenda

The agenda for January 6, 2026 was reviewed and items for the potential consent agenda were identified.

C. Wember Updates

Tom Farrens represented Wember with the updates to the Justice Center.

D. Monthly Updates

- i. General Services - Eliza Dunn gave updates regarding IT. Josiah Nash gave updates on Facilities upgrades and capital projects.
- ii. Internal Services Committee - Jodie Pond gave updates regarding the hiring of the General Services Director and that the Internal Services Committee will be turned into the Shared Services Committee and will not be updates anymore.
- iii. Planning & Building - Chris Neubecker, Director of Planning and Building Services, gave updates regarding Planning & Building. Rian Hostetter, Joint Planning (need her title) provided answers to questions from the Board of County Commissioners regarding scheduling.
- iv. Health Department - Travis Riddell, Director of Public Health, gave updates regarding public health grants and the flu updates.
- v. Human Resources - Justin Kaiser, Director of Human Resources, gave updates regarding recruitment.

The meeting recessed at 9:55am and reconvened at 10:03am.

B. Nelson Drive Housing Discussion

Commissioner Newcomb introduced this subject. Commissioner Propst asked a question of legal counsel regarding the lawsuit that was filed by a neighbor against the U.S. Forest Service and the Community Housing Trust on Friday January 2, 2026, to have the special use permit be rescinded. Teton County Chief Deputy County Attorney Gingery explained the lawsuit and also provided a copy to the public of his legal memo regarding the legality of "donation" of funds. Hard copies were made available to the public in attendance. Commissioner Carlman requested to know what the opinion is from the County's contracted real estate firm regarding the fair market value of a Right to Pay Rent product.

Anne Creswell, Executive Director of the Jackson Hole Housing Community Trust, presented the Nelson Drive Housing Project in detail and answered questions from the Board of County Commissioners.

Mack Mendenhall and Matt Faupel, Teton County's contracted real estate agents, presented on the fair market value of different real estate products including a Rent to Pay Rent; and answered questions from the Board of County Commissioners.

No action was taken since this was only a discussion item.

2. Other Matters for Discussion - There were no other matters for discussion.

The meeting recessed at 11:01am and reconvened at 11:08am.

WORKSHOP – Policy Committee Updates

Justin Kaiser, Director of Human Resources, presented the Policy Committee Updates from the Policy Committee.

MATTERS FROM COMMISSIONERS

1. Commissioner Propst verified with the full board that the Teton Pass Trail was good to go on the extension for fundraising.
2. Calendar review - The Board reviewed their weekly calendar.

EXECUTIVE SESSION – none.

SPECIAL EVENTS PERMITS – No Applications Pending (*for informational purposes, no action taken*)

ADJOURN

A motion was made by Commissioner Propst and seconded by Commissioner Macker to adjourn. Vice Chair Gardner called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:52 a.m.

Respectfully submitted,
Maureen E. Murphy
Teton County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Mark Newcomb, Chair

ATTEST:

Maureen E. Murphy, County Clerk

TETON COUNTY CLERK'S OFFICE 01-05-2026 WARRANTS

Warrant Number	Name	Amount
433088	ACTION EXCAVATION LLC	76,258.00
433089	AGILITY RECOVERY SOLUTIONS INC	781.00
433090	ALBERTSONS/SAFEWAY	267.48
433091	ALLEGIANCE BENEGIT PLAN MNGT INC.	61.75
433092	AMAZON CAPITAL SERVICES, INC.	209.12
433093	ANK CORPORATION	29,813.33
433094	AT&T	5,032.51
433095	CHRIS GRATTON	200.98
433096	CONVERGEONE INC.	67,219.21
433097	DEX IMAGING	5,701.84
433098	GE JOHNSON CONSTRUCTION WYOMING LLC	15,000.00
433099	GRANITE MOTOR WORKS LLC	608.62
433100	HIGH COUNTRY LINEN SUPPLY LLC	10.49
433101	INTERACTION ASSOCIATES INC	450.00
433102	LONG BUILDING TECHNOLOGIES, INC.	1,428.80
433103	LUM STUDIO	9,315.21
433104	MACY'S,INC.	438.75
433105	MARIO JIMENEZ	60.50
433106	NORTH PARK TRANSPORTATION	846.60
433107	MARLIN LEASING CORP	885.94
433108	RIDGELINE EXCAVATION INC.	86,025.89
433109	RON'S TOWING LLC	350.00
433110	TETON COUNTY TREASURER	106,035.28
433111	VAUGHN DISTRIBUTING	646.06
433112	VIBRANT EVENTS OF JACKSON HOLE, LLC	24,135.00
433113	VISA	1,269.99
433114	WYOMING RETIREMENT SYSTEM	1,275.00
433115	YELLOW IRON EXCAVATING, LLC	22,495.07
433116	ZOHO CORPORATION	10,762.06