

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

The Teton County Board of Commissioners met in regular meeting on **January 6, 2026** in the Commissioners Chambers located at 200 S. Willow in Jackson, Wyoming. The meeting was called to order at 9:00 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Mark Newcomb, Chair, Wes Gardner, Vice-Chair, Natalia Macker, Luther Propst, and Len Carlman were present.

ADOPTION OF AGENDA

A motion was made by Commissioner Carlman and seconded by Commissioner Macker to adopt today's agenda as presented. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

MINUTES

A motion was made by Commissioner Carlman and seconded by Commissioner Gardner to approve the minutes for the voucher meetings dated 12-8-25, 12-15-25, and 12-22-25 and the regular meeting dated 12-16-25. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

2. Consideration of RFP for Benson Cabin Rehabilitation
3. Consideration of a Contract with Circus Zircus to Provide Entertainment at the 2026 Teton County Fair
4. Consideration of Resolution for Teton County Investment Policy
5. Consideration of 2026 Treasurer Financial Disclosure
6. Consideration of Designation of Official Depositories
7. Consideration of Purchase of Variable Messaging Sign
8. Consideration of a Purchase Order Agreement for Recreation Center Aquatics Mechanical Equipment

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

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

MATTERS FROM COMMISSION AND STAFF:

2. Consideration of RFP for Benson Cabin Rehabilitation

To approve public release of the Request for Proposals: Design-Build Services for Adaptive Reuse of the Historic Benson Cabin to Create Affordable Housing at 445 East Kelly Ave.

3. Consideration of a Contract with Circus Zircus to Provide Entertainment at the 2026 Teton County Fair

To approve the contract with Circus Zircus in the amount of \$12,800 to provide entertainment at the 2026 Teton County Fair.

4. Consideration of Resolution for Teton County Investment Policy

To approve the 2026 Resolution of the Teton County Statement of Investment Policy and direct the Chair to sign.

5. Consideration of 2026 Treasurer Financial Disclosure

To approve the 2026 Treasurer Financial Disclosure.

6. Consideration of Designation of Official Depositories

To designate the banks listed as Teton County Official Depositories for 2026:

1. Wells Fargo Bank, N.A.; Jackson, Wyoming
2. Bank of Jackson Hole; Jackson, Wyoming
3. BMO; Jackson, Wyoming
4. First Interstate Bank; Jackson, Wyoming
5. U.S. Bank N.A., Jackson, Wyoming
6. Zions Bank, Jackson, Wyoming
7. First Western Trust; Jackson, Wyoming
8. JP Morgan Chase Bank, N.A.; Jackson, Wyoming

7. Consideration of Purchase of Variable Messaging Sign

To approve the purchase of one (1) Hill & Smith SMC 2000 FM ST Full- Matrix Solar Message Center from National Signal LLC in the amount of \$20,083.37, of which \$20,000 will be funded through the Jackson Hole Travel and Tourism Board grant.

8. Consideration of a Purchase Order Agreement for Recreation Center Aquatics Mechanical Equipment

To approve the agreement with Mastercraft Pool and Spa contract in the amount not to exceed \$77,752 for aquatics mechanical equipment backstock and further move to expend \$77,752 funds from the Parks and Rec Fund Balance.

DIRECT CORRESPONDENCE

1. John P. Carey 12/12/2025 email regarding Thank you
2. John Graham 12/12/2025 email regarding R Theory contested case
3. Paul Hansen 12/12/2025 email regarding Safe Streets for All
4. Anthony Greenall 12/12/2025 email regarding Subject: Please Cancel Cruel Pig Wrestling at the Fair
5. Alex Muromcew 12/12/2025 email regarding Posh Ski Area in Montana Taps Muni Market for Workforce Housing
6. Chris Finlay 12/12/2025 email regarding Fw: Please Support the Nelson Drive Housing Project
7. Anna Sullivan 12/12/2025 email regarding Letter of support for Nelson Drive project
8. Kelly Okelly 12/14/2025 email regarding Proven records for housing that is affordable for everyone
9. Rebecca Bextel 12/13/2025 email regarding Fwd: ICYMI: Video of Nelson Trailhead Town Hall
10. David Llyod 12/14/2025 email regarding Please Support the Nelson Drive project!
11. Trevor Allen 12/14/2025 email regarding Eastridge HOA stance on BTNF Nelson Residential Parcel Development
12. Victorine Odonoghue 12/15/2025 email regarding For the Record Subject: For the Record – Growth, Infrastructure, and Accountability
13. Jake Hutton, JH Outfitting Company 12/16/2025 email regarding JH Outfitting Company / The Kelly Parcel / Grand Teton National Park
14. Mark Macdonio 12/17/2025 email regarding JAC Airport Acquisition of 8225 Spring Gulch Rd.
15. Jessica Kellett, Jackson/Teton County Parks & Recreation Advisory B 12/17/2025 email regarding Parks & Recreation Advisory Board Updates - Board Retreat Summary and Related Motions
16. M Berry Perry 12/18/2025 email regarding But Teton County can plow, add and maintain pathways in Winter! Interesting! And add more pathways with more maintenance. Still no known cost to maintain Stilson and Wilson.
17. Pamela Cutler 12/18/2025 email regarding Request for consideration regarding the JH Airport Board of Directors
18. Paul Beaupre 12/18/2025 email regarding Airport Board
19. Henry McKinnell 12/22/2025 email regarding Fwd: Sheriff Deputies Housing
20. Lee Bauknight 12/23/2025 email regarding Pathway Plowing South of Munger
21. Rebecca Bextel 12/24/2025 email regarding Fwd: Christmas came early for BlueLine Development!
22. Rebecca Bextel 12/26/2025 email regarding Fwd: Additional details + points to ponder in the New Year
23. Lauren Chandler 12/26/2025 email regarding FW: Thank You!
24. Robert R. Walling 12/26/2025 email regarding FW: PIGS
25. Michael Sullivan 12/27/2025 email regarding New taxes

PUBLIC COMMENT

Jennifer Evans, on behalf of Protect Our Waters Jackson Hole, gave comment on the Munger Mountain water line.

MATTERS FROM COMMISSION AND STAFF

1. Consideration of Bid Award for a Water Tender

Brian Coe, Deputy Fire Chief, presented to the Board for their consideration a Bid Award for a Water Tender.

A motion was made by Commissioner Propst and seconded by Commissioner Gardner to award SeaWestern Emergency Vehicles the bid and approve the contract for a Water Tender in the amount of \$559,991.00. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

1. **Permit:** DEV2025-0003
Property Owner: NAVISTAR REAL ESTATE, LLC
Applicant: Taylor Cook, Nelson Engineering
Presenter: Chandler Windom
Request: A Development Plan request, pursuant to Section 8.3.2. of the Teton County Land Development Regulations, for a 2-lot subdivision.
Location: 550 W Deer Drive, or Lot 6 Valley View Subdivision, is located on the eastern boundary of the South Park Business Park, adjacent to the Bridger-Teton National Forest. The lot is zoned Business Park and is in the Base & Mid-Tiers of the Natural Resources Overlay.

Chandler Windom, Senior Planner, presented to the Board a Development Plan to split a property into two lots within the Business Park zone, at 550 W Deer Drive, pursuant to Section 8.3.2 of the LDRs.

Heather Overholser, Director of Public Works, answered questions from the Board of County Commissioners regarding sidewalks on Deer Drive.

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to APPROVE of DEV2025-0003, for the proposed land division, based on the findings recommended by the Planning Director, with the following condition of approval:

1. Prior to the recording of the Subdivision Plat, non-compliant site development shall be reclaimed and/or the applicant shall record private access easements concurrent with the Subdivision Plat that exempt certain site development encroachments.

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

MATTERS FROM COMMISSION – none.

EXECUTIVE SESSION – none.

ADJOURN

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to adjourn. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:25 a.m.

Respectfully submitted,
Maureen E. Murphy
Teton County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Mark Newcomb, Chair

ATTEST:

Maureen E. Murphy, County Clerk