

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

**MAY 7, 2018**

**JACKSON, WYOMING**

The Jackson Town Council met in conjunction the Teton County Commission in a regular joint information session in the Council Chambers of Town Hall located at 150 East Pearl at 3:00 P.M. Upon roll call the following were found to be present:

Mayor & Council: Mayor Pete Muldoon, Bob Lenz, and Don Frank. Jim Stanford and Hailey Morton Levinson were absent.

Chair & Commissioners: Chairman Mark Newcomb, Natalia Macker, Smokey Rhea, Paul Vogelheim, and Greg Epstein.

Staff: Bob McLaurin, Larry Pardee, Roxanne Robinson, Audrey Cohen Davis, Kevin Meagher, Tyler Sinclair, April Norton, Stacy Stoker, Brady Hansen, Matt Redwine, Steve Ashworth, Sherry Daigle, Alyssa Watkins, Keith Gingery, and Sandy Birdyshaw.

**Consent Calendar.** On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to approve item A and B as presented on the Consent Calendar. On behalf of the County, a motion was made by Greg Epstein and seconded by Smokey Rhea to approve item A and B as presented on the Consent Calendar.

- A. **Meeting Minutes.** To approve the April 9, 2018 regular joint meeting minutes and special joint meeting minutes dated April 11, 24, 25, and 26, 2018 as presented.
- B. **Ratify Resolution Authorizing the Jackson Hole Airport Board to Issue Revenue Bonds for Fuel Facility Project.** Town: To ratify the Town's Resolution #18-07 approving the issuance by the Jackson Hole Airport Board of up to \$8.5 million in private activity revenue bonds for the design and construction of a new fuel facility at the Jackson Hole Airport. County: To ratify Teton County Resolution #18-007 approving the issuance by the Jackson Hole Airport Board of up to \$8.5 million in private activity revenue bonds for the design and construction of a new fuel facility at the Jackson Hole Airport.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

**Annual Update to Affordable Housing and Employee Housing In-Lieu Fees.** Stacy Stoker made staff comment.

On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to approve the updated Affordable and Employee Housing In-Lieu Fees for 2018 as calculated and submitted by the Jackson/Teton County Housing Department and request that the Housing Department publish the updated fees.

RESOLUTION NO. 18-10: A RESOLUTION REVOKING RESOLUTION No. 17-15 AND ESTABLISHING A NEW FEE-IN-LIEU FOR SEASONAL EMPLOYEE HOUSING NEEDS IN THE TOWN OF JACKSON

WHEREAS, the Town of Jackson Town Council held a public hearing on June 6, 2006 regarding amendments to Section 49500 Employee Housing Standards in which the land use categories created an amount of square footage required for employee housing. These amendments to Section 49500 required a new formula for calculating the seasonal employee housing fee-in-lieu be established.

WHEREAS, the Town of Jackson Town Council duly held three readings of the amendments to Section 49500. Employee Housing Standards.

WHEREAS the Town Council of the Town of Jackson, Wyoming, in regular session on July 10, 2006, duly assembled and adopted by Resolution 06-10 that the Town of Jackson Seasonal Employee Housing Fee-in-lieu fee shall be Forty-Two Dollars & Sixteen Cents (\$42.16) per square foot of employee housing required was adopted as described and referenced in Section. 49500 Employee Housing Standards of the Jackson Land Development Regulations.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held public hearings in regular session on August 4, 2008, August 18, 2008 and September 2, 2008, to consider revoking Resolution 06-10 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 49540.B.2 of the Town of Jackson Land Development Regulations via Resolution 08-21.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held public hearings in regular session on June 7, 2010, to consider revoking Resolution 08-21 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 49540.B.2 of the Town of Jackson Land Development Regulations via Resolution 10-11.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearings in regular session on May 2, 2016, to consider revoking Resolution 10-11 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 6.3.1.E.2.b of the Town of Jackson Land Development Regulations via Resolution 16-13.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 15, 2017, to consider revoking Resolution 16-13 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 6.3.1.E.2.b of the Town of Jackson Land Development Regulations via Resolution 17-15.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 7, 2018, to consider revoking Resolution 17-15 and to update the Employee Housing Fee-in-lieu fee as set forth in Section 6.3.1.E.2.b of the Town of Jackson Land Development Regulations.

NOW, THEREFORE BE RESOLVED by the Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, that Resolution 17-15 is hereby revoked, and that the Town of Jackson Seasonal Employee Housing Fee-in-lieu fee shall be increased to One hundred fifty dollars and forty Cents (\$150.40) per square foot of employee housing required and hereby adopted as described and referenced in Section 6.3.1 Town Employee Housing Standards of the Jackson Land Development Regulations.

PASSED, APPROVED, & ADOPTED this 7th day of May, 2018.

RESOLUTION 18-11: A RESOLUTION REVOKING RESOLUTION 17-14 AND ADOPTING A NEW FEE-IN-LIEU FOR AFFORDABLE HOUSING NEEDS IN THE TOWN OF JACKSON

WHEREAS, the Town of Jackson Town Council held a public hearing on November 21, 1995, regarding the adoption of Appendix A, Affordable Housing Needs Assessment to Chapter 5 Affordable Housing of the Jackson-Teton County Comprehensive Plan (dated February 21, 1995), and adoption of Resolution 95-35.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on October 6, 2008, to consider amending Resolution 95-35 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 49450.C.1 of the Town of Jackson Land Development Regulations via Resolution 08-22.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on June 7, 2010, to consider amending Resolution 08-22 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 49450.C.1 of the Town of Jackson Land Development Regulations via Resolution 10-10.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on June 4, 2012, to consider amending Resolution 10-10 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 49450.C.1 of the Town of Jackson Land Development Regulations via Resolution 12-08.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 2, 2016, to consider amending Resolution 12-08 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 7.4.2.F.3.a of the Town of Jackson Land Development Regulations via Resolution 16-12.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 15, 2017, to consider amending Resolution 16-12 and to update the Affordable Housing Fee-in-lieu fee as set forth in Section 7.4.2.F.3.a of the Town of Jackson Land Development Regulations.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 15, 2017, to consider amending Resolution 17-14 and to update the Affordable Housing Fee-in-lieu fee as set forth in Section 7.4.2.F.3.a of the Town of Jackson Land Development Regulations.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, determined that Resolution 17-14 is hereby revoked and that the Town of Jackson Affordable Housing Fee-in-lieu referenced in

Appendix D, 1994 Housing Needs Assessment of the Jackson-Teton County Comprehensive Plan, shall be amended and hereby adopted as follows:

Category 1. For each Category 1 person required to be housed, but for whom a housing unit or land is not provided, a fee payment shall be made in the amount of \$172,505.00.

Category 2. For each Category 2 person required to be housed, but for whom a housing unit or land is not provided, a fee payment shall be made in the amount of \$136,133.00.

Category 3. For each Category 3 person required to be housed, but for whom a housing unit or land is not provided, a fee payment shall be made in the amount of \$99,766.00.

PASSED, APPROVED, & ADOPTED this 7th day of May, 2018.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town.

On behalf of the County, a motion was made by Paul Vogelheim and seconded by Smokey Rhea to approve the updated Affordable and Employee Housing In-Lieu Fees for 2018 as calculated and submitted by the Jackson/Teton County Housing Department and request that the Housing Department publish the updated fees.

**TETON COUNTY RESOLUTION: RESOLUTION ESTABLISHING ANNUAL IN-LIEU FEES FOR AFFORDABLE HOUSING AND EMPLOYEE HOUSING**

WHEREAS, pursuant to the Teton County Land Development Regulations (“LDRs”) Sections 6.3 and 7.4 which require the Affordable and Employee Housing in-lieu fees to be adjusted and updated on an annual basis by resolution of the Teton County Board of County Commissioners; and

WHEREAS, based upon the formula provided in the LDRs, of which the worksheet is attached hereto as Exhibit A, the 2018 Affordable Housing In-Lieu Fee for a Category 1 is \$172,505.00; for a Category 2 is \$136,133.00; and for a Category 3 is \$99,766.00; and

WHEREAS, based upon the formula provided in the LDRs, of which the worksheet is attached hereto as Exhibit B, the 2018 Employee Housing In-Lieu Fee is \$52,641.

NOW THEREFORE, having duly met at a regular meeting on May 7, 2018, and having fully considered the matter, it is hereby,

RESOLVED, that the Teton County Board of County Commissioners adopts the following in lieu fees for affordable housing and employee housing which shall be in effect on May 7, 2018, until the next resolution is approved by the Teton County Board of County Commissioners, as required by the Teton County Land Development Regulations, of which the fees shall be set as follows:

Affordable Housing In-Lieu Fee:	Category 1	\$172,505.00
	Category 2	\$136,133.00
	Category 3	\$ 99,766.00
Employee Housing In-Lieu Fee:		\$ 52,641.00

PASSED, APPROVED, and ADOPTED by the Board of County Commissioners of Teton County, Wyoming, on this 7th day of May, 2018.

Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

**Parks and Rec Construction Project.** Steve Ashworth made staff comment and discussion was held on the reduction in the scale of the project and inclusion of value engineering in the rebid; three different base bid options were provided which would allow the project to be completed in phases; sharing space with Public Works; design expenditures to date; and the existing park shop would remain as a mechanical shop and chemical storage. Further discussion included which building wings to construct, project costs, and phasing.

On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to approve Award of Bid for the Park Maintenance/Housing Project Base Bid C with Record Steel and Construction, Inc. dba RSCI. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town.

On behalf of the County, a motion was made by Natalia Macker and seconded by Paul Vogelheim to continue this award of bid for the Park Maintenance/Housing Project to the Tuesday, May 8 meeting beginning at 9:00 a.m. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

**Fire/EMS Construction Project.** Brady Hansen made staff comment on bid responses. Discussion included funding, scheduling, and having an owner's representative.

On behalf of the County, a motion was made by Paul Vogelheim and seconded by Greg Epstein to award the construction of Fire Station #1 and the remodel of the Fair Pavilion for a temporary fire station to Wapiti Corporation and hereby direct county staff to bring forward a contract as soon as possible to the Teton County Board of County Commissioners for approval. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

On behalf of the Town, a motion was made by Don Frank and seconded by Bob Lenz to concur with the Teton County Board of Commissioners in awarding the bid for the construction of Fire Station #1 and the remodel of the Fair Pavilion for a temporary fire station to Wapiti Corporation, and understand that Teton County will enter into a contract in the near future with Wapiti Construction and that Teton County will manage the construction contract. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town.

**Matters from Council, Commission and Staff.** Mark Newcomb commented that the County received the Wildlife Crossing Master Plan and invited the Council to participate as they wish. Paul Vogelheim commented on beginning discussions for expanding START services in both commuter routes and to the airport for the Ride 2 Fly program.

**Adjourn.** On behalf of the County, a motion was made by Paul Vogelheim and seconded by Greg Epstein to adjourn. The vote showed all in favor and the motion carried. On behalf of the Town, a motion was made by Don Frank and seconded by Bob Lenz to adjourn meeting. The vote showed all in favor and the motion carried. The meeting adjourned at 4:28 p.m.

TOWN OF JACKSON

ATTEST:

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Pete Muldoon, Mayor

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Sandra P. Birdyshaw, Town Clerk