

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

The Teton County Board of Commissioners met in regular meeting on **June 1, 2021** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:03 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Luther Propst, Vice-Chairman, Mark Barron, Mark Newcomb and Greg Epstein were present. Natalia Macker, Chairwoman, joined the meeting at 9:20 a.m.

ADOPTION OF AGENDA

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to adopt today's agenda as presented. Vice-Chairman Propst called for the vote. The vote showed four in favor and the motion carried 4-0.

CONSIDERATION OF PAYMENT OF COUNTY VOUCHERS

A motion was made by Commissioner Barron and seconded Commissioner Epstein to approve the June 1, 2021 County voucher run in the amount of \$508,768.96, and an interfund transfer in the amount of \$467,308.90. Vice-Chairman Propst called for a vote. The vote showed four in favor and the motion carried 4-0.

CALENDAR REVIEW

The Board reviewed their calendar.

APPROVAL OF MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the May 17th, 2021 and May 18th, 2021 minutes. Vice-Chairman Propst called for the vote. The vote showed four in favor and the motion carried 4-0.

CONSENT AGENDA: The Board pulled items from the consent agenda for discussion and approved the remaining agenda items below.

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

2. Consideration of SLIB Draw Down Request for Horsethief Canyon
4. Consideration of Fire Station 1 Construction EMP Request
5. Consideration of Fire Station 1 Construction Change Order
6. Consideration of Fair Cleaning Contract
7. Consideration of Fair Construction Contract
8. Consideration of Fair Electrical Contract
9. Consideration of Fair Parking Contract
10. Consideration of Fair Rodeo Contract
11. Consideration of Fair Security Contract
12. Consideration of Janitorial Services Contract
13. Consideration of an Employee Lease at Hoback Cabin #8
14. Consideration of an Employee Lease at Hoback Cabin #5
16. Consideration of Grant Agreement Between Wyoming Game and Fish Commission and T.C. Moose Collaring Funding
17. Consideration of Change Order #1 for Courthouse Architect Contract
18. Consideration of Change Order #2 for Courthouse Architect Contract
19. Consideration of Human Service/Community Development Contract for Service
22. Consideration of Approval of Partial Release of Encumbrance on Lot 3 Lochen Fen Subdivision

Vice-Chairman Propst Called for a vote. The showed four in favor and the motion carried 4-0.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chairwoman Macker called for the vote. The vote showed four in favor and the motion carried 4-0.

MATTERS FROM COMMISSION AND STAFF

2. Consideration of SLIB Draw Down Request for Horsethief Canyon

To approve the Draw Down Requests for the Horsethief Canyon Landfill Closure Project as presented

4. Consideration of Fire Station 1 Construction EMP Request

To approve the expenditure of Energy Mitigation Funds for the Fire Station 1 Change Order #26 in the amount of \$9,776.96

5. Consideration of Fire Station 1 Construction Change Order

To approve Change Order #26 to Wapiti Construction in the amount of \$9,776.96

6. Consideration of Fair Cleaning Contract

To award TM Commerical Cleaning, LLC the 2021 Fair Cleaning Contract and enter into contract with TM Commercial Cleaning, LLC in the amount of \$26,354.90

7. Consideration of Fair Construction Contract

To approve the construction contract with Todd Taylor in the amount of \$62,245.00 for Fair 2021

8. Consideration of Fair Electrical Contract

To approve the 2021 Fair electrical contract with TLC Electric, Inc. in the amount of \$16,250.00

9. Consideration of Fair Parking Contract

To award Friends of Jackson Mounted Patrol the 2021 Fair Parking Contract and approve the associated contract with Friends of Jackson Mounted Patrol in the amount of \$8,850.00

10. Consideration of Fair Rodeo Contract

To award R and R Rodeo the 2021 Fair Rodeo stock contract and enter into contract with R and R Rodeo in the amount of \$22,000.00

11. Consideration of Fair Security Contract

To approve the 2021 Fair Security Contract with Jackson Hole Security, LLC. in the amount of \$17,560.00

12. Consideration of Janitorial Services Contract

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

13. Consideration of an Employee Lease at Hoback Cabin #8

To approve the Lease Agreement for Hoback Cabin Transitional Unit #8 located at 11055 S Highway 89, with County employee Joe Mcgrath

14. Consideration of an Employee Lease at Hoback Cabin #5

To approve the Lease Agreement for Hoback Cabin #9, located at 11055 S highway 89, with County employee Keegan Adcock

16. Consideration of Grant Agreement Between Wyoming Game and Fish Commission and T.C. Moose Collaring Funding

To approve the grant agreement renewal with Wyoming Game and Fish to allow for their use of the remaining portion of the original moose collaring project grant funding from 2020

17. Consideration of Change Order #1 for Courthouse Architect Contract

To approve Change Order 1 to the Courthouse Architect Contract with AndersonMasonDale in the amount of \$9,700.00

18. Consideration of Change Order #2 for Courthouse Architect Contract

To approve Change Order 2 with AndersonMasonDale Architects in the amount of \$6,300.00

19. Consideration of Human Service/Community Development Contract for Service

To approve the contract for service pursuant to the adopted FY2021 budget appropriations for Energy Conservation Works as presented

22. Consideration of Partial Release of Encumbrance Lochan Fen Subdivision – Lot 3

To approve the Partial Release of Encumbrance for Lot 3 of Lochan Fen Subdivision.

DIRECT CORRESPONDENCE

- 1.Chris Leigh 5/13/2021 letter regarding FLAP Grant / Sagebrush Pathway Connector Project
- 2.Claire Stumpf 5/13/2021 email regarding Stilson Lot Planning
- 3.William Reinecke 5/16/2021 email regarding Septic Regulations
- 4.Elizabeth Collins 5/17/2021 email regarding FY21-22 Mill Levy
- 5.Geneva Chong 5/17/2021 email regarding Request for E-Bike Safety Training
- 6.Matt Turner 5/17/2021 email regarding Climbing Gym Letter
- 7.Janette Baribeau 5/18/2021 email regarding Workforce Housing and Taxes
- 8.Wade hirschi 5/19/2021 email regarding Proposed Budget for Fish Creek ISD
- 9.Peter Moyer 5/20/2021 email regarding HWY390 Speed Limit Enforcement
- 10.Solitude HOA 5/20/2021 email regarding Letter of Support: North Fire Station
- 11.Jayne Ottman 5/21/2021 email regarding LDR and Zoning Concerns for 390-22
- 12.Dan Heilig 5/21/2021 email regarding Request for 45-day Extension of SWF Comment Period
- 13.Dail Barbour 5/21/2021 email regarding New Library Board Member Selection Comments
- 14.Jonathan Schechter 5/21/2021 email regarding Teton Board of Realtors Fireworks Funding
- 15.Geoff Gotlieb 5/21/2021 email regarding Tribal Trail Connector Project
- 16.Raz Reinecke 5/24/2021 email regarding Article about Uses for Sewer Energy/Climate Change
- 17.Geneva Chong 5/24/2021 email regarding Parks & Rec/Pathways FTE
- 18.Historic Preservation Board 5/25/2021 letter regarding Nomination of Darwin Ranch to National Register of Hist. Places
- 19.Devon Viehman 5/24/2021 email regarding Response to Schechter Letter Regarding Fireworks
- 20.Des Jennings 5/24/2021 email regarding Response to Schechter Letter Regarding Fireworks

21. Mark Newcomb 5/25/2021 email regarding Highway 390 Speed Limit Enforcement

PUBLIC COMMENT

Public comment was given by Carrie Geraci, regarding installation of public artwork by Thomas Dambo.
Public comment was given by Dan Leemon, regarding the need for a water quality project manager/director.
Public comment was given by Dan Heilig regarding the recently proposed and rescinded Small Wastewater Facility regulations.

Chairwoman Macker joined the meeting.

Public comment was given by Bob Paulson regarding water quality.
Public comment was given by Kerri Ratcliffe regarding water quality.
Public comment was given by Kristin Revill regarding water quality.
Public comment was given by Aaron Pruzan regarding water quality.
Public comment was given by Brad Nielson regarding water quality.
Public comment was given by Reynolds Pomeroy regarding water quality.
Public comment was given by Valerie Brown regarding water quality.

MATTERS FROM COMMISSION AND STAFF

1. Consideration of a Contract for Services with WSW Consulting for a Housing Nexus Study & Regional Housing Needs Assessment

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue this item to the June 7th, 2021 Joint Information Meeting (JIM). Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

3. Consideration of CAMA System MOU between the Wyoming Department of Revenue and Teton County

Melissa Shinkle, Teton County Assessor, presented to the Board for consideration of approval an MOU among Wyoming Department of Revenue, Teton County and Teton County Assessor for CAMA system

As prescribed by law (Title 39), the county assessor is required to perform mass appraisal for the valuation of property using the Computer Assisted Mass Appraisal (CAMA) system. Also prescribed by law, the Department of Revenue is required to provide the CAMA system to each county assessor in Wyoming. The MOU establishes the responsibilities for both the County and the DOR regarding delivery and ongoing support of the CAMA system. The delivery of the CAMA hardware, which is scheduled for June of 2021 is contingent upon the acceptance of this MOU. DOR purchases and furnishes the equipment and software to maintain the CAMA system. Teton County retains ownership of all hardware provided by the State.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the 2021 Memorandum of Understanding among Wyoming Department of Revenue, Teton County, and the Teton County Assessor. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

15. Consideration of Rendezvous Land Conservancy Hold Harmless Agreement

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval an Indemnification and Hold Harmless Agreement with Rendezvous Land Conservancy (RLC).

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue the Rendezvous Lands Conservancy Hold Harmless Agreement to the June 15, 2021 Board of County Commissioners meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

20. Consideration of a Contract for a Compensation Study

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval an agreement between Teton County and Public Sector Personnel Consultants (PSPC) to conduct a maintenance review of the County's compensation plan.

As part of Teton County's regularly scheduled compensation maintenance plan, Teton County's compensation and classification consultant, Public Sector Personnel Consultants (PSPC), have been engaged biennially since 2015 to prepare a comparative analysis that evaluates the County's current position in the labor market against the County's chosen comparator group. The last maintenance effort occurred in the spring of 2019 and resulted in minor changes to the County's chosen comparator group, as well as a change to a "Market plus 7.5%" philosophy. Before the BCC today is an agreement with PSPC for a 2021 maintenance review of the County's compensation plan. As a part of this consideration, the BCC is also being asked to endorse, or change as desired, the current list of Market Comparators. The maintenance review is expected to take approximately four months to complete. At completion of the maintenance review, PSPC will present the findings to the BCC. The BCC may then consider options related to implementation.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve the Professional Services Agreement in the amount of \$17,500.00 between Teton County and Public Sector Personnel Consultants, Inc. for a review and study of the County's compensation plan. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

21. Consideration of a Contract for Employee Engagement Consulting Services

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval a contract for employee-engagement-related consulting service.

On April 26, 2021, the Teton County Board of County Commissioners (BCC) released a Request for Qualifications

(RFQ) through Public Purchase for a firm to provide consulting and facilitation services to support the BCC in goal setting and action planning work related to employee engagement. The selected consultant will guide the BCC in addressing the existing data, creating a plan of action, implementing the plan, and measuring outcomes. Staff recommends Activate Human Capital Group as both the highest ranked and lowest cost respondent.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Employee Engagement Consulting Agreement with Activate Human Capital Group in the amount of \$12,400, plus expenses and travel to be billed at cost. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 9:58 a.m. and reconvened at 10:06 a.m.

MATTERS FROM PLANNING AND DEVELOPMENT

- 1. Permit:** MSC2021-0018
Applicant: TETON RAPTOR CENTER
Presenter: Chandler Windom
Request: Third annual review of the Teton Raptor Center Conditional Use Permit, CUP2017-0007, for their Institutional operation, which pursuant to the conditions placed upon the permit by the Board of County Commissioners, requires annual review of operations and conditions.
Location: 5450 W Highway 22 is located at the entrance to downtown Wilson. It is adjacent to Fish Creek and is 1 mile west of the intersection with Moose-Wilson Road. It is zoned Rural-2 and is within the Scenic Resources Overlay.

Chandler Windom, Senior Planner, Planning and Building Services, presented to the Board for consideration of approval an annual review of the Teton Raptor Center Conditional Use Permit, CUP2017-0007, for their Institutional operation at 5450 State Highway 22, Wilson, Wyoming, which pursuant to the conditions placed upon the permit by the Board of County Commissioners requires annual review of operations and conditions. This is the third annual review, which encompasses March 2020 to March of 2021. The review is required to be heard before the Board of County Commissioners. The Raptor Center is also requesting confirmation that several conditions of approval from CUP2017-0007 have been partially or fully satisfied. There is also a request to approve a modification to Condition #6, the requirement for annual monitoring.

Amy McCarthy, Applicant, commented regarding the application.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to accept and acknowledge the March 2020- March 2021 Teton Raptor Center annual review in compliance with CUP2017-0007 and approve the revised condition of approval #6 to state the following:

Condition #6: Annual Review. Upon Issuance of this Conditional Use Permit, an annual impact monitoring report shall be submitted to the Planning Director by November 30th. This report shall at a minimum include the number of participants on site at any one time, the total number per day throughout the year as well as the number of large groups (over 40 people) per day and year. The report shall also include the total number of visitors, event hours, number and type of vehicles, etc. for the 4 allowed Special Events. The report shall be reviewed at a public hearing with the Board of County Commissioners for three (3) years from the issuance of the CUP, following the mailing of a neighbor notice to all property owners within 1,300 feet. After this, the Board may allow the report to be reviewed administratively by the Planning Director. If new issues of negative impacts to neighbors arise due to unanticipated consequences associated with this use, or if the standards or conditions of the Conditional Use Permit have not been met, the annual review shall be brought before the Board where mitigation measures and/or additional conditions may be required in association with the Conditional Use Permit. The Conditional Use Permit may be subject to revocation proceedings for failure to comply with the conditions of approval. If the report shows no negative impacts on neighbors and compliance with all conditions of approval the application may request Board consideration of a change to the maximum occupancy on site at any one time and/or cumulative site visitation per day.

And direct the future monitoring reports for the Teton Raptor Center to be reviewed administratively per the revised Condition #6. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

- 2. Permit:** BDJ2021-0001 **POSTPONED TO THE JUNE 15, 2021 BCC HEARING**
Applicant: KEITH'S COVE II, LLC & MORAN HOLE LLC C/O STOLTZ REAL ESTATE PARTNERS
BURT HERON HOLDINGS, LLC -
Presenter: Chandler Windom
Request: A Boundary Adjustment, pursuant to Section 8.5.5 of the Teton County Land Development Regulations to re-configure Lots 56 and 57 in Crescent H Guest Ranch, while also adjusting the adjacent un-platted Parcels 14 and 15.
Location: Platted lots 56 & 57 of Crescent H Guest Ranch are located at 5555 & 5575 W Cutthroat Trout Road. They are zoned Planned Unit Development-Rural 2. The adjacent un-platted parcels have PIDN(s) of 22-40-17-03-2-00-006, 22-41-17-34-3-00-018 and 22-41-17-34-3-00-019. These parcels are zoned Rural-1. All properties are within the Natural Resources Overlay and are 2 miles south of downtown Wilson.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to postpone BDJ2021-0001 to the June 15, 2021 BCC Hearing. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION

A. Budget Discussion

The Board continued Fiscal Year 2021-2022 budget discussions.

ADJOURN

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:41 a.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

**TETON COUNTY CLERK'S OFFICE
06-01-2021 WARRANTS**

Warrant Number	Name	Amount
397515	BOB BARKER COMPANY, INC.	1,029.55
397516	BOUND TREE MEDICAL, LCC	222.83
397517	TETON DIGITAL MEDIA LLC	550.00
397518	CATOR, RUMA & ASSOCIATES	6,830.00
397519	CENTURYLINK	2,970.36
397520	CHANCE ABEL	641.02
397521	COPY WORKS LLC	160.00
397522	CURRAN-SEELEY FOUNDATION	7,255.50
397523	DANI BOETTCHER	101.47
397524	DBR, INC.	230.00
397525	DEPARTMENT OF WORKFORCE SERVICES	1,020.55
397526	EBH INVESTORS	11,024.00
397527	ECOLAB INC.	775.66
397528	ENERGY 1 LLC	225.00
397529	EPI-USE AMERICA INC.	7,483.75
397530	ERIKSEN-MEIER CONSULTING LLC	3,600.00
397531	E.R. OFFICE EXPRESS INC.	3,141.30
397532	FALL RIVER RURAL ELEC.COOP.,INC.	48.57
397533	FEUZ EXCAVATION LLC	10,176.00
397534	FIRE SERVICES OF IDAHO INC.	1,267.00
397535	HANK'S HOT WASHERS	800.00
397536	HARRIS MOUNTAIN WEST-IDAHO	405.00
397537	HELICOPTER EXPRESS, INC.	24,320.97
397538	HIGH COUNTRY LINEN SUPPLY LLC	520.08
397539	HUNT CONSTRUCTION, INC.	2,550.00
397540	IDEXX DISTRIBUTION INC.	5,197.64
397541	INBERG-MILLER ENGINEERS	13,578.41
397542	JACKSON CURBSIDE, INC	1,971.00
397543	JACKSON LUMBER	46.25
397544	JACKSON SIGNS, LLC	190.00
397545	JH20 WATER CONDITIONING & FILTRATIO	79.90
397546	JH COMMUNITY COUNSELING CENTER	1,522.50
397547	JACKSON HOLE LACROSS CLUB	75.00
397548	JACKSON HOLE NEWS & GUIDE	70.00
397549	JH RACING CO.	1,043.51
397550	JIRDON	2,236.53

397551	JULIANNE FRIES	10,877.00
397552	KEDRIC PUTNAM	52.50
397553	KMTN THE MOUNTAIN	1,660.00
397554	LILY PAD CREATIVE	1,825.97
397555	LOWER VALLEY ENERGY	189.42
397556	MARY FAULKNER	26.25
397557	MAURENE GUSTAFSON	104.80
397558	MARY HURST	52.50
397559	MATT REDWINE	75.01
397560	MCKESSON MEDICAL SURGICAL	72.95
397561	MELINDA LEE	209.32
397562	MOUNTAIN ALARM/WATCHGUARD	155.00
397563	NATALIA D. MACKER	378.48
397564	ON GRADE BLADE SERVICE, LLC	1,290.00
397565	PEAK CONSULTING	3,200.00
397566	PRIORITY HEALTHCARE DIST	1,173.06
397567	PROFESSIONAL TREE CARE	1,650.00
397568	RAMKOTA HOTEL & CONFERENCE CENTER	747.00
397569	R&D SWEEPING & ASPHALT MAINT LC	47,623.60
397570	ROCKY MOUNTAIN COMPETITIVE SOLUTION	76.77
397571	R&S NORTHEAST	391.02
397572	RUDOLPH E ATALLAH	4,904.00
397573	SEATON EARTHMOVER, INC.	4,856.50
397574	SHELLEY FAIRBANKS	52.50
397575	SHERWIN-WILLIAMS CO.	1,016.91
397576	SILVER STAR COMMUNICATIONS	671.99
397577	ST JOHN'S MEDICAL CENTER	160.00
397578	ELIOR INC.	4,570.15
397579	TETON COUNTY 4-H COUNCIL	1,424.94
397580	TETON COUNTY HOUSING DEPARTMENT	274.20
397581	TETON CO. PUBLIC HEALTH	97.00
397582	TETON COUNTY TRANSFER STATION	10.00
397583	TETON COUNTY TREASURER	259,408.80
397584	TETON COUNTY TREASURER	2,760.00
397585	TETON BOARD OF REALTORS	7,500.00
397586	TREES INC.	165.00
397587	TRANSAMERICA EMPLOYEE BENEFITS	1,454.33
397588	UNIFORMS 2 GEAR	1,340.07
397589	UNIFIRE	1,042.80
397590	UNITED PARCEL SERVICE	16.33
397591	US SPECIALTY COATINGS	412.16
397592	VAUGHN DISTRIBUTING	594.80
397593	VERMEER ROCKY MOUNTAIN INC	531.70
397594	VERIZON WIRELESS	40.01
397595	VICKI CARPENTER	50.00
397596	VISA	128.00
397597	VIRTUALLYWELL LLC	803.00
397598	WARREN PENNICK	52.50
397599	WENDY BAYLOR	63.93
397600	WEST BANK SANITATION	15,957.10
397601	WILSON HARDWARE	240.00
397602	WYOMING SECRETARY OF STATE	30.00
397603	XEROX FINANCIAL SERVICES	553.15
397604	YELLOW IRON EXCAVATING, LLC	540.00