

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

The Teton County Board of Commissioners met in regular session on **February 2, 2021** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:01 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

County Commission present via Zoom: Natalia Macker, Chairwoman, Luther Propst, Vice-Chairman, Mark Barron, Mark Newcomb and Greg Epstein.

ADOPTION OF AGENDA

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

MINUTES

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the 01-19-2021 and 01-20-2021 minutes. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

1. Consideration of Amendment of 2021 Investment Policy
2. Consideration of Contract for IT Equipment at EOC
3. Consideration of Construction Contract for Jail Roof
6. Consideration of County Surveyor Resolution and Agreement
7. Consideration of the Teton County Historic Preservation Board Annual Report
8. Consideration of Rodeo Grounds Tennis Court Resurfacing
9. Consideration of Contingency Funds Amendment
10. Consideration of Thriver Health Statement of Work & Agreement

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

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 all in favor and the motion carried.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Amendment of 2021 Investment Policy

To approve the Updated 2021 Resolution of the Teton County Statement of Investment Policy.

2. Consideration of Contract for IT Equipment at EOC

To approve the Agreement between Teton County and CompuNet Inc. for the purchase of core switching infrastructure and installation in the amount of \$24,999.36.

3. Consideration of Construction Contract for Jail Roof

To approve the contract for the Jail Roof Project with Rodac LLC in the amount of \$259,751.00.

6. Consideration of County Surveyor Resolution and Agreement

To approve the Teton County Surveyor Resolution and Agreement for Professional Services with Todd Cedarholm, PLS, of On Sight Land Surveyors, Inc.

7. Consideration of the Teton County Historic Preservation Board Annual Report

To approve to the 2020 Annual Report of the Teton County Historic Preservation Board.

8. Consideration of Rodeo Grounds Tennis Court Resurfacing

To approve Contract for Construction for Fairgrounds Tennis Court Resurfacing and Lining to Pro Track and Tennis, Inc. in the amount of \$26,600 and authorize additional project funding in the amount of \$6,600, to be allocated from Teton County's General Fund reserves.

9. Consideration of Contingency Funds Amendment

To approve transferring \$108,400 from contingency into the Sheriff's Communication budget in order to pay wages for the final two Sheriff Dispatchers, and further move that this transfer will be documented in the 9-month Budget Amendment.

10. Consideration of Thriver Health Statement of work and Agreement

To approve the Thriver Health, LLC Statement of Work and Agreement as outlined in the attached document.

DIRECT CORRESPONDENCE

1. Frances Clark 1/13/2021 email regarding Ecosystem Stewardship
2. Geneva Chong 1/13/2021 email regarding COVID-19

3. Kelly Kayem 1/14/2021 email regarding Wilson Multimodal Corridor Study
4. Mike 1/14/2021 email regarding Legacy Lodge
5. Department of Revenue 1/20/2021 email regarding Certification Notice
6. Kay and Brandon Baker 1/20/2021 email regarding Moulton Loop Road Paving
7. Brooke Sausser 1/14/2021 email regarding Red House Apt's Support
8. Ryan Nourai 1/14/2021 email regarding NSP Transparency
9. Shirley Thomas 1/14/2021 email regarding NSP Transparency
10. Doreen Ward 1/14/2021 email regarding NSP Transparency
11. JH Rose 1/15/2021 email regarding NSP Transparency
12. Jack Watsabaugh 1/15/2021 email regarding Northern South Park Transparency
13. Mary Whitney 1/15/2021 email regarding NSP Transparency
14. Michael Stern 1/15/2021 email regarding 445 E Kelly Ave
15. Anna Kerr 1/15/2021 email regarding NSP Transparency
16. Kari Cieszkiewicz 1/15/2021 email regarding COVID-19
17. John Branca III 1/15/2021 email regarding Elk Management
18. Brooke Sausser 1/15/2021 email regarding Northern South Park
19. Joseph Egan 1/18/2021 email regarding NSP Transparency
20. Paul Obrien 1/19/2021 email regarding NSP Transparency
21. Kathy Tompkins 1/19/2021 email regarding NSP Transparency
22. Anna Olson 1/19/2021 email regarding JH Chamber: Red House Support
23. Peter Moyer 1/19/2021 email regarding Teton Village RD
24. Allison Gillen 1/19/2021 email regarding Teton County Library
25. Jackson Hole Working 1/19/2021 email regarding NSP Transparency
26. Jessica Jaubert 1/19/2021 email regarding Red House Apt's
27. Tim Young 1/19/2021 email regarding WY-22-390
28. Katie Beech 1/19/2021 email regarding UWI Code
29. Paul Hansen 1/20/2021 email regarding JHNAG Columns
30. Amberley Baker 1/20/2021 email regarding NSP Sketch Plan
31. Robb Sgroi 1/21/2021 email regarding Wildland Urban Interface Code (WUIC)
32. Unnamed 1/21/2021 email regarding Heart 6 Ranch recording of Dogs Barking
33. Whiteley Wheeler 1/22/2021 email regarding COVID-19
34. Stephen Fralin 1/22/2021 email regarding COVID-19
35. Kathy Tomkins 1/22/2021 email regarding Northern South Park Transparency
36. Scott Fossil 1/22/2021 email regarding COVID-19
37. Dorie Schwertz 1/25/2021 email regarding COVID-19 Vaccine
38. Reade Dornan 1/25/2021 email regarding Climate Action Request
39. Serese Kudar 1/25/2021 email regarding Signage Ordinance
40. Bailey Brennan 1/26/2021 email regarding Article: Harnessing Visitors' Enthusiasm for National Parks

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF

4. Consideration of Contract for Fair Heritage Arena HVAC Recommissioning

Paul Cote, Facilities Manager, presented to the Board for consideration of approval the award of a contract for HVAC and BAS Upgrades at the Fair Heritage Arena.

The Heritage Arena (HA) currently has 2 separate heating systems and 2 separate ventilation systems and a series of large ceiling fans to manage heating and ventilation in the arena. The systems are not interconnected by a Building Automation System (BAS) and work independently to achieve system setpoints. As a result, the systems do not work in an efficient manner and at times operate when they are not needed. Also, due to staff turnover, system knowledge regarding operations and maintenance has been lost, so systems are not currently operating at maximum efficiency. The goal of this project is to continue the recommissioning process of the systems to reestablish maximum operating efficiency, to install a BAS to coordinate the performance of the various systems so they work together maximizing efficiency, and to retrain the O&M staff so they can best operate the system and ensure that energy efficiency gains endure into the future. On August 6, 2019, the BCC approved a contract utilizing EMP funds to start the recommissioning design process. Quantum Engineering Group was hired to investigate the situation and develop specifications for the project. This has been completed and an RFP was advertised and posted on Public Purchase (PP) on Nov 4, 2020. One bid was received at a cost significantly higher than expected. As a result, the specifications were modified to allow some less expensive options and the project was readvertised and put out to bid on December 16, 2020. The following bids were received:

1. Long Building Technologies: \$65,793.00
2. Bison HVAC, LLC: \$91,533.00
3. Snake River MEP Complete: \$96,361.00

Facilities has reviewed the bids and has determined that Long Building Technologies is the lowest responsible bidder.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to award the contract for HVAC upgrades and installation of a Building Automation System at the Fair Heritage Arena to Long Building Technologies in the amount of \$65,793.00. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

5. Consideration of EMP Funds for Fair Heritage Arena HVAC Recommissioning

Paul Cote, Facilities Manager, presented to the Board for consideration of approval the use of Energy Mitigation Program funds for HVAC Upgrades and BAS for the Fair Heritage Arena.

The Heritage Arena (HA) currently has two separate heating systems and two separate ventilation systems and a series of large ceiling fans to manage heating and ventilation in the arena. The systems are not interconnected by a Building Automation System (BAS) and work independently to achieve system setpoints. As a result, the systems do not work in an efficient manner and at times operate when they are not needed. Also, due to staff turnover, system knowledge regarding operations and maintenance has been lost, so systems are not currently operating at maximum

efficiency. The goal of this project is to continue the recommissioning process of the systems to reestablish maximum operating efficiency, to install a BAS to coordinate the performance of the various systems so they work together maximizing efficiency, and to retrain the O&M staff so they can best operate the system and ensure that energy efficiency gains endure into the future. On August 6, 2019, the BCC approved a contract utilizing EMP funds to start the recommissioning design process. Quantum Engineering Group was hired to investigate the situation and develop specifications for the project. Specifications have been developed and an RFP released for the work specified; Long Building Technologies was the lowest responsible bidder. Long Building Technologies would upgrade the existing HVAC system and add a Building Automation System to monitor and operate its functions. Facilities and Fair hereby request the cost of the upgrades to be paid for utilizing Energy Mitigation Program funds on the following grounds:

1. Eligibility: Teton County owned infrastructure.
2. Approved Uses: Conversions of existing energy use systems to more efficient energy saving equipment.

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Barron to approve the expenditure of Energy Mitigation Program funds for the Fair Heritage Arena HVAC upgrades and BAS in the amount of \$65,793.00. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

1. **Permit:** SKC2020-0001
Applicant: JHHR HOLDINGS I LLC
Presenter: Andrew Bowen
Request: Sketch Plan pursuant to Section 8.3.1 of the Teton County Land Development Regulations, to propose a sketch plan to develop an 84 Unit subdivision (One existing) at parcel PIDNs 22-40-16-06-3-00-005 and 22-40-16-06-3-00-012.
Location: The subject properties are located at 1500 South Park Loop Road. The area to be subdivided is located on the SE corner of the South Park Loop Road and High School Road intersection. The parcels are zoned Suburban and lie within the Scenic Resources Overlay.

Andrew Bowen, Senior Planner, Planning and Building Services, presented to the Board for consideration of approval a Sketch Plan pursuant to Section 8.3.1 of the Teton County Land Development Regulations (LDR), to develop an 84 Unit subdivision (one existing unit) at parcel PIDNs 22-40-16-06-3-00-005 and 22-40-16-06-3-00-012. This action will result in the residential development of 26 acres of land zoned Suburban upon final Development Plan and Subdivision Plat approval.

Ted Van Holland, Engineering Services, answered questions from the Board regarding septic systems.

The meeting recessed at 10:00 a.m. and reconvened at 10:06 a.m.

Susan Johnson, SJ Planning Solutions, for the applicant, answered questions from the Board.

Reed Armijo, Jorgensen Engineering, for the applicant, answered questions from the Board.

Amberley Baker, Legal Counsel for the applicant, presented to the Board arguments in favor of the neighborhood plan.

Nicole Gill, Applicant, presented to the Board arguments in favor of the neighborhood plan.

Public comment was given by Mary Wendell Lanpton, Rich Bloom, Brooke Sausser, Wes Gardner, Jaclyn Jaroch, Kevin Gross, Julien Hass, Stefan Merriam, Claire Stumpf, Joey Sackett, Tristan Adler, Ash Hermanowski, Ivan Jimenez, and Juliet Unfried.

Amberley Baker respond to public comment.

The meeting recessed at 11:29 a.m. and reconvened at 11:35 a.m.

Reed Armijo responded to public comment.

Ted Van Holland answered questions from the Board regarding wastewater.

Susan Johnson answered questions from the Board regarding LDRs.

The meeting recessed at 12:03 p.m. and reconvened at 1:30 p.m.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to continue to the February 16th, 2021 regular meeting so that it may be presented in conjunction with ADJ2020-0005. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 1:56 p.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk