

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

**JULY 12, 2021**

**JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 2:34 P.M.

**I. ROLL CALL.** Upon roll call the following were present:

COUNTY COMMISSIONERS: Chairwoman Natalia Macker, Vice-Chairman Luther Propst, Mark Barron, Mark Newcomb, and Greg Epstein.

TOWN COUNCIL: Mayor Hailey Morton Levinson, and Jim Rooks present in-person, and Jessica Sell Chambers and Vice-Mayor Arne Jorgensen were present via Zoom. Councilmember Jonathan Schechter was absent.

STAFF: Larry Pardee, Maureen Murphy, Tyler Sinclair, April Norton, Stacy Stoker, Abigail Moore, Alyssa Watkins, Roxanne Robinson, Lea Colasuonno, and Chalice Weichman.

**II. ENERGY CONSERVATION WORKS (ECW) VOLUNTEER BOARD INTERVIEWS.**

On June 22, 2021, the Town and County met in a special meeting for the purpose of conducting interviews for the Energy Conservation Works joint volunteer board. The following two applicants were not able to attend the meeting on that date and were interviewed at this meeting:

1. **James Speyer**
2. **Laura Bonich**

**III. EXECUTIVE SESSION.** On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to enter executive session pursuant to Wyoming Statute §16-4-405(a)(ii), to consider appointments to volunteer boards, specifically the appointment of a board member as a public officer. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Councilmember Jorgensen to enter executive session pursuant to Wyoming Statute §16-4-405(a)(ii), to consider appointments to volunteer boards, specifically the appointment of a board member as a public officer. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting entered executive session at 2:49 P.M.

Commission present: Natalia Macker, Luther Propst, Greg Epstein, Mark Barron and Mark Newcomb were present.

Town Council present: Hailey Morton Levinson and Jim Rooks were present in-person and Arne Jorgensen, and Jessica Chambers were present via Zoom.

Clerk: Maureen Murphy, County Clerk and Chalice Weichman, Deputy County Clerk.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to exit executive session. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

The Town exited executive session and the meeting exited executive session at 2:51 P.M.

**APPOINTMENTS.** On behalf of the County, motion was made by Commissioner Barron and seconded by Commissioner Propst to appoint Jim Speyer and Laura Bonich to terms expiring June 30, 2024, and Jim Obrien to fill a term expiring June 30, 2023. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Councilmember Jorgensen to appoint Jim Speyer and Laura Bonich to terms expiring June 30, 2024, and Jim Obrien to fill a term expiring June 30, 2023. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting recessed at 2:53 P.M. and reconvened at 3:00 P.M.

**III. PUBLIC COMMENT.** None.

**III. CONSENT CALENDAR.**

**A. Meeting Minutes.** To approve the meeting minutes for the June 7, 2021 and the June 22, 2021 meetings as presented.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the consent calendar for today's joint information meeting that includes the minutes for the June 7, 2021 JIM meeting and the June 22, 2021 special JIM meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Councilmember Chambers to approve the consent calendar for today's joint information meeting that includes the minutes for the June 7, 2021 JIM meeting and the June 22, 2021 special JIM meeting. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

**IV. MATTERS FOR DISCUSSION.**

**IV.A. Update on the Housing Preservation Program.** April Norton, Housing Director, presented to the Commission and the Council an update on the Pilot Preservation Program that launched in February 2021.

The Housing Action Plan, approved by the Commission and Council in November 2015, directs staff to "preserve existing workforce housing stock to avoid leakage" (Initiative 2.C). This initiative further directs staff to "restrict existing workforce housing, ensuring programs for households in different income categories exist."

There was no public comment.

On behalf of the County, the following motion was made by Commissioner Newcomb and seconded by Commissioner Barron: I hereby find that because persons of low income, cannot afford to pay the amounts at which private enterprise, unaided by public subsidy, provide decent safe and sanitary housing in our area of operation as defined in Wyoming Statutes, I move to direct and authorize the Jackson/Teton County Housing Authority to make the following changes to the Preservation Program:

1. Exempt current homeowners that are deed restricting homes they currently own and will continue to lie in from the Workforce Program qualification requirements only while they continue to both own and occupy the residence. This exemption only applies to the homeowners that sell the deed restriction to the Housing Authority. Any tenants/occupants of said homeowners and/or all subsequent owners, and tenants/occupants thereof, must be Qualified Households pursuant to the Housing Rules and Regulations and the recorded deed restriction.
2. Increase the maximum amount the Housing Authority can pay to purchase a deed restriction to 20% of the appraised value or sales price, whichever is lower, capped at \$200,000.

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

On behalf of the Town, the following motion was made by Councilmember Rooks and seconded by Councilmember Chambers: I hereby find that because persons of low income, cannot afford to pay the amounts at which private enterprise, unaided by public subsidy, provide decent safe and sanitary housing in our area of operation as defined in Wyoming Statutes, I move to direct and authorize the Jackson/Teton County Housing Authority to make the following changes to the Preservation Program:

1. Exempt current homeowners that are deed restricting homes they currently own and will continue to lie in from the Workforce Program qualification requirements only while they continue to both own and occupy the residence. This exemption only applies to the homeowners that sell the deed restriction to the Housing Authority. Any tenants/occupants of said homeowners and/or all subsequent owners, and tenants/occupants thereof, must be Qualified Households pursuant to the Housing Rules and Regulations and the recorded deed restriction.
2. Increase the maximum amount the Housing Authority can pay to purchase a deed restriction to 20% of the appraised value or sales price, whichever is lower, capped at \$200,000.

Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

**IV.B. Annual Update to Housing Program Rules and Regulations.** April Norton, Housing Director, and Stacy Stoker, Housing Manager, presented to the Commission and the Council changes to the Jackson/Teton County Housing Department Rules and Regulations. These changes include four policy questions along with minor clarifications, and additional definitions.

In June of 2018, the Jackson Town Council ("Council") and Teton County Board of County Commissioners ("Board") adopted the Jackson/Teton County Housing Department Rules and Regulations. Staff brings proposed changes to the Council and Board annually for approval. Four policy questions are listed below. The Housing Authority Board (HAB) reviewed and discussed the policy questions at their June 2nd Regular Meeting. Staff Recommendations and HAB recommendations are included in the staff report.

1. Should individuals with a disability be exempt from employment requirements?
2. Should Deferred Action Childhood Arrivals (DACA) recipients qualify to purchase restricted housing units?
3. Should the rule that owners and tenants of restricted units may not own residential real estate within 150 miles of Teton County be changed?
4. Should the method of calculating rent for Affordable dormitory units and the definition of dormitory units be changed to make rents for dorm tenants affordable?

Public comment was given by Cynthia Benavides, Wes Clark, and Jessica Jaubert.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and release the document for the mandatory 45-day comment period. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Rooks to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and to prepare an ordinance for adoption. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

The meeting recessed at 4:28 P.M. and reconvened at 4:33 P.M.

**IV.C. Travel and Tourism Amendment to JPA.** Lea Colasuonno, Town Attorney, presented to the Commission and Council a Draft proposal for an amendment to the Agreement Establishing the Jackson Hole Travel and Tourism Joint Power Board to allow the hiring of employees.

The Town of Jackson and Teton County entered into an Agreement establishing the Jackson Hole Travel and Tourism Joint Power Board on January 4, 2011. Paragraph 10 Methods of Operation states that the "The Board shall not have employees ... " With the ongoing discussion surrounding creating a Destination Management and Marketing Organization and the RFP being issued for a new executive director, there has been discussion of by the Travel and Tourism Board of asking the Town of Jackson and Teton County to remove the prohibition that does not allow the Travel and Tourism Board to have employees. The Travel and Tourism Board voted at their April 2021 board meeting to make this request to the Town Council and the Board of County Commissioners.

Comments were made by Brian Gallagher, Travel and Tourism Board Chair.

Public comment was given by Brian Modena and Alex Klein.

Abigail Moore, Deputy County Attorney, answered questions from the Board.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve Amendment #1 to the 2011 Agreement establishing the Jackson Hole Travel and Tourism Joint Powers Board. Chairwoman Macker called for the vote. The vote showed none in favor and the motion failed unanimously for the County.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Mayor Morton Levinson to approve Amendment #1 to the 2011 Agreement establishing the Jackson Hole Travel and Tourism Joint Powers Board. Mayor Morton Levinson called for the vote. The vote showed two in favor with Councilmember Rooks and Mayor Morton Levinson opposed, and the motion failed 2-2 for the Town.

**County Adjourns.** On behalf of the County, 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 for the County.

The County adjourned at 5:12 P.M.

**VI. TOWN ACTION.** Action on Executive Session from July 6<sup>th</sup>, 2021.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Councilmember Chambers to direct staff to continue negotiations with regard to the real estate purchase offer. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

**Town Adjourns.** On behalf of the Town, a motion was made by Councilmember Chambers and seconded by Councilmember Jorgensen to adjourn. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting adjourned at 5:13 P.M.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk