

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

The Teton County Board of Commissioners met in regular session on **September 1, 2020** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:01am and the Pledge of Allegiance was recited.

**ROLL CALL**

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

**ADOPTION OF AGENDA**

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

**MINUTES**

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the **08/24/2020** and **08/25/2020** minutes. Chair 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:

4. Consideration of Approval of Planned Wildland Fire Support Services for Fire/EMS
7. Consideration of Approval of a Contract Between the Wyoming Department of Health, Public Health Division, and Teton County for Crisis Response Funding
8. Consideration of Approval of Contract Award for Nethercott Lane Culvert Replacement

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

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

**MATTERS FROM COMMISSION AND STAFF:**

**4. Consideration of Approval of Planned Wildland Fire Support Services for Fire/EMS**

To approve the Modification to the Fire Supplemental Project Agreement between Jackson Hole Fire/EMS and USDA, Forest Service, Bridger-Teton National Forest.

**7. Consideration of Approval of a Contract Between the Wyoming Department of Health, Public Health Division, and Teton County for Crisis Response Funding**

To approve the Contract between the Wyoming Department of Health, Public Health Division and Teton County for Crisis Response Funding from the effective date through June 30, 2021.

**8. Consideration of Approval of Contract Award for Nethercott Lane Culvert Replacement**

To approve the Nethercott Lane Culvert Replacement Project contract, in the amount of \$37,500.00, to Evans Construction Company, and to approve the use of contingency funds for this expenditure.

**DIRECT CORRESPONDENCE**

1. Christie Schutt 8/19/2020 email regarding Kid's Pump Track
2. Steve Feldman 8/19/2020 email regarding Highway 390 Speed Limits
3. Bill Kolasky 8/19/2020 email regarding Highway 390 Speed Limits
4. Heidi Leeds 8/19/2020 email regarding Highway 390 Speed Limits
5. Act Now JH 8/19/2020 email regarding Jackson Police Department
6. Susan Markowitz 8/19/2020 email regarding Highway 390 Speed Limits
7. Christine and David Murdoch 8/20/2020 email regarding Highway 390 Speed Limits
8. Deb Gioffredi 8/20/2020 email regarding Highway 390 Speed Limits
9. Katrina Ryan 8/20/2020 email regarding Highway 390 Speed Limits
10. Paul O'Brien 8/20/2020 email regarding Northern South Park
11. Joe Larrow 8/20/2020 email regarding Contacting County Elected Officials and Employees
12. John and Dawn Lotshaw 8/20/2020 email regarding Highway 390 Speed Limits
13. Adrian Croke, Community Safety Network 8/21/2020 email regarding CSN's official response to police blotter comments earlier this week
14. Brooke Sausser, Jackson Hole Alliance 8/21/2020 email regarding Northern South Park
15. Gloria Courser 8/21/2020 email regarding COVID-19
16. Matt Faupel 8/23/2020 email regarding Northern South Park
17. Jay Markowitz 8/24/2020 email regarding Hwy 390 Speed Limit
18. Marylee White 8/24/2020 email regarding BLM Land Transfer
19. Kim Harrower 8/24/2020 email regarding Lower Valley Energy Re-Zone
20. Jeff Roush 8/24/2020 email regarding COVID-19
21. Richard Weinbrandt 8/24/2020 email regarding DEV2016-0002 Teton Vista Ranches
22. Richard Weinbrandt 8/24/2020 email regarding DEV2016-0002 Teton Vista Ranches
23. Lawrence Thal 8/24/2020 email regarding Northern South Park
24. Lorna Miller 8/24/2020 email regarding FW: Comment on the LVE rezone proposal and A Visual Tour of how this parcel became a Keystone corridor for wildlife
25. Thomas Sneed 8/24/2020 email regarding DEV2016-0002
26. Travis Gay 8/24/2020 email regarding DEV2016-0002
27. Randy Merritt, Wyoming Department of Transportation 8/24/2020 email regarding Teton Pass Speed Limit
28. James Van Vliet 8/25/2020 email regarding DEV2016-0002

29. Anna Olson, Jackson Hole Chamber of Commerce 8/25/2020 email regarding LVE Housing
30. Jared Baecker, Snake River Fund 8/25/2020 email regarding Western Land Group Contract
31. Earl Layser 8/25/2020 email regarding DEV2016-0002

## **PUBLIC COMMENT**

There was no public comment.

## **MATTERS FROM COMMISSION AND STAFF:**

### **1. Consideration of Public Hearing and Approval of Title 1 Rules and Regulations Changes**

Sarah Mann, Director of General Services, presented to the Board for consideration of approval an Adoption of revisions to Teton County Rules & Regulations Title 1- Facilities. The Title 1- Facilities Rules and Regulations was approved by the Board of County Commissioners in December 2018. They went into effect on January 1, 2019. Revisions currently proposed include the following:

- The ability for the Teton County Sheriff to authorize up to two events per year at the Search & Rescue facility at which alcoholic beverages may be served.
- Clarity that non-profit and for-profit groups may lease space in any facility used by Fire/EMS, the Sheriff's Office to include Search & Rescue, and the Emergency Operations Center with the approval of a lease agreement by the Board of County Commissioners and the relevant Elected Official, if applicable.
- Replaces embedded fee schedules with a link to online fee schedules.
- Adds the Administration building to Exhibit A, allowing the BCC Chambers to be available on a limited use and fee basis.
- Corrects typos throughout the document.

The BCC reviewed these proposed changes at their meeting on July 7, 2020 and public notice was advertised for a 45-day public comment period beginning on July 7, 2020. No comments were received.

There was no public comment.

### **2. Consideration of Public Hearing and Approval of Title 2 Rules and Regulations Changes**

Sarah Mann, Director of General Services, presented to the Board for consideration of approval an Adoption of revisions to Teton County Rules & Regulations Title 2- Procurement. The Title 2- Rules & Regulations was approved by the Board of County Commissioners in December 2018. They went into effect on January 1, 2019. Revisions currently proposed include the following:

- The ability for the Teton County Sheriff to authorize up to two events per year at the Search & Rescue facility at which alcoholic beverages may be served.
- Clarity that non-profit and for-profit groups may lease space in any facility used by Fire/EMS, the Sheriff's Office to include Search & Rescue, and the Emergency Operations Center with the approval of a lease agreement by the Board of County Commissioners and the relevant Elected Official, if applicable.
- Replaces embedded fee schedules with a link to online fee schedules.
- Adds the Administration building to Exhibit A, allowing the BCC Chambers to be available on a limited use and fee basis.
- Corrects typos throughout the document.

The BCC reviewed these proposed changes at their meeting on July 7, 2020 and public notice was advertised for a 45-day public comment period beginning on July 7, 2020. No comments were received.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the revised Title 1 and Title 2, Title 1-Facilities of the Teton County Rules and Regulations and Title 2- Procurement of the Teton County Rules and Regulations as presented.. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

### **3. Consideration of Approval of Residential Leases for 445 East Kelly Avenue**

April Norton, Housing Director presented to the Board for consideration of approval three residential leases for housing located at 445 E. Kelly Avenue. Teton County, Wyoming purchased property located at 445 E. Kelly Avenue, Jackson, Wyoming on June 18, 2020 for the purpose of developing workforce housing. There are three residential rental units existing on the property, two currently have tenants living in them who would like to extend their leases 6 months. All tenants are members of the local workforce. The main house does not currently have a tenant living in it, but one of the members of the family who sold the County the property has requested a 3 month lease for the property while her husband works on two construction jobs in the valley.

- Staff recommends extending the leases for existing tenants as requested, and allowing the "leaseback" as requested.
- Staff recommends keeping the rent rate at \$500/month for Unit A based on the unit's condition, the 6-month term of the lease, the tenant's long tenure on the property, and the fact that the tenant is a member of the local workforce.
- Staff recommends using FMR for Unit B given the tenants' long tenure on the property, the fact that they are members of the local workforce, and the 6-month term of the lease. This is an increase of \$158/month from their current rent rate.
- Staff recommends using FMR for Unit C given the tenants' ties to the property, the fact they will be working locally and the 3-month term of the lease.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Lease Agreements for 445 E. Kelly Units A, B, and C, maintaining the \$950/month plus utilities for Unit B. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

#### **5. Consideration of Approval of \$25,000 Grant Funding from the Community Foundation of Jackson Hole**

April Norton, Housing Director, presented to the Board for consideration of approval a \$25k Grant for COVID Housing. The Board will consider a \$25,000 grant from the Community Foundation of Jackson Hole ("CFJH") to the Housing Department for temporary housing for community members who have been directed to quarantine or isolate due to COVID-19 and who do not have a safe place to do so.

The COVID-19 pandemic has forced many community members to leave their current residence to safely quarantine or isolate due to either exposure or a positive COVID-19 test. Teton County Public Health, One22 Resource Center, and the Housing Department have been helping place these individuals into temporary housing when the need has arisen. Recently, it became clear that the need to lease units for this purpose exists and a request was made to the CFJH for \$25,000 to help pay for this service for a 3-month period. The \$25,000 grant will be managed by the Housing Department and will be utilized to cover costs associated with renting units for community members who have been directed to quarantine or isolate and who cannot safely do so in their current circumstances. The Housing Department will manage this grant and will coordinate closely with Public Health to ensure placement of individuals.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the \$25,000 grant award from the Community Foundation of Jackson Hole to the Jackson/Teton County Housing Department for the purpose of providing temporary housing for community members who need a safe place to quarantine or isolate due to COVID-19. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by commissioner Epstein and Seconded by Commissioner Barron to convene as the Board of Equalization for Teton County. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

#### **6. Consideration of Approval of Written Orders for 2020 Tax Appeals**

Maureen Murphy, Teton County Clerk, presented to the Board for consideration of approval of Property Tax Appeals; Assessor Appeal Findings of Facts and Conclusions of Law. Hearings were held before the Teton County Board of Equalization August 6, 7, 10, 11, and 12, 2020. At the conclusion of each hearing, the Board of Equalization made a decision and directed the prevailing party, to draft Findings of Facts and Conclusions of Law. Each of those documents were then sent to the appellant to review and submit any exceptions or corrections. After each appellant was given an opportunity to file an exception, the orders were sent to the Hearing Officer for review and sign off.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Findings of Fact and Conclusions of Law for appeals as presented. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to Adjourn as the Board of Equalization for Teton County. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

#### **MATTERS FROM PLANNING & DEVELOPMENT:**

There were no Matters from Planning and Development.

The Board recessed at 9:17am and reconvened at 10:01am.

#### **WORKSHOP**

##### **BLM LAND TRANSFER**

Todd Robertson, Western Land Group, addressed the Board regarding the Bureau of Land Management (BLM) Land Transfer Phase II.A. He went over the scope of work and tasks that would need to be done.

#### **MATTERS FROM COMMISSION**

##### **ADJOURN**

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:26am.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chair

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Greg Epstein, Vice-Chair

Mark Barron

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Mark Newcomb

ATTEST:

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Luther Propst

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Maureen E. Murphy, County Clerk