

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

The Teton County Board of Commissioners met in regular meeting on **October 24, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00 a.m.

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

**ADOPT AGENDA**

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

**PUBLIC COMMENT**

Public comment was given by Brad Nielson regarding development on a state land parcel on Highway 390 and related water quality.

Public comment was given by Jared Smith regarding development on the state land parcel on Highway 390 and related water quality.

Public comment was given by David Hardy regarding development on the state land parcel on Highway 390 and related water quality.

Via Zoom, public comment was given by Senator Mike Gierau regarding development on the state land parcel on Highway 390 and traffic impacts.

Via Zoom, public comment was given by Turner Resor regarding development on the state land parcel on Highway 390.

**FOURTH QUARTER SERVICE AWARDS**

The following Teton County Employees were recognized for their service:

**5 YEAR ANNIVERSARY**

- Anna Day, Fire/EMS (Emergency Management Specialist), presented by Rich Ochs
- Kat Bratz, Health (Administrative Assistant), presented by Sara Budge
- Sara Budge, Health (Environmental Health Supervisor), presented by Jodie Pond
- Emmett Shaul, Parks and Recreation (Head Lifeguard)
- Mike Hazlett, Fire/EMS

**10 YEAR ANNIVERSARY**

- Beth Holmes, Library (Youth Programs Coordinator)

**15 YEAR ANNIVERSARY**

- Michael Crook, Sheriff's Office (Sheriff Sergeant)
- Shelley Rubrecht, Health (Interpreter), presented by Janet Garland
- Steve Bigger, Parks and Recreation (Senior Landscape Technician)

**20 YEAR ANNIVERSARY**

- Butch Gosselin, Fire/EMS (Chief Electrical Inspector)

**30 YEAR ANNIVERSARY**

- Janet Garland, Health (Nurse Manager), presented by Jodie Pond

**ACTION ITEMS**

1. Consideration of Payment of County Vouchers

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the October 24, 2022 county voucher run in the amount of \$1,018,147.67. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

2. Consideration of Administrative Items

- a. 24-Hour Liquor Permits
- b. SLIB Drawdowns
- c. Tax Corrections
- d. Human Service/Community Development Contracts for Service
- e. Special Events Permits – Applications Pending (*for informational purposes, no action taken*)
  - i. **Jackson Hole Half Marathon and 5K** – June 10<sup>th</sup>, 2023; From Teton Village to Phil Baux Park; Running Race; Number of Attendees 400
  - ii. **Food for the Community** – Every Thursday 4-6 pm starting November 5<sup>th</sup>, 2022; Melody Ranch Parking Lot; No-cost grocery program; Number of attendees per Thursday 25

3. Consideration of Proposed Outgoing Commissioner Correspondence - none

Item 4 was postponed to a later part of this meeting when the Hearing Officer would be able to attend. Items 5 and 6 were considered:

5. Consideration of an Employee Housing Agreement for 1120 Meadowlark Lane

A request for approval of a lease agreement for Teton County Employee Housing located at 1120 Meadowlark Lane.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the Lease Agreement for 1120 Meadowlark Lane with Keith Murley Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

6. Consideration of an Agreement with GE Johnson for Level 1 HVAC Install at 105 Mercill

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval an agreement with GE Johnson Construction to purchase and install a level 1 HVAC mechanical system in the four commercial units being purchased by Teton County at 105 Mercill.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Short-Form Agreement between GE Johnson Construction and Teton County for Level 1 HVAC System Installation at 105 Mercill, at a cost of \$126,962. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

**EXECUTIVE SESSION**

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to enter executive session Pursuant to Wyoming Statute §16-4-405(a)(iii), concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party. Chairwoman Macker called for a vote. The vote showed all in favor and the meeting entered executive session at 9:42 a.m.

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

Others: Chief Deputy County Attorney Keith Gingery, Principal Planner Hamilton Smith, Engineer Amy Ramage, County Commissioners Administrator Alyssa Watkins, County Clerk Maureen Murphy, and Deputy County Clerk Chalice Weichman.

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.

The meeting exited executive session at: 10:22 a.m.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to direct staff to prepare a letter from staff with a list of permits required for developments on state lands along Highway 390. 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 Propst to approve a letter with edits as discussed during executive session to the Wyoming Board of Land Commissioners regarding developments on state lands along Highway 390. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

**MATTERS FROM COMMISSIONERS**

1. Calendar review - The Board reviewed their weekly calendar.
2. Liaison reports / Commission updates
  - A. Commissioner Macker had no updates.
  - B. Commissioner Epstein had no updates.
  - C. Commissioner Barron had no updates.
  - D. Commissioner Newcomb had no updates.
  - E. Commissioner Propst had no updates.

**DISCUSSION ITEMS**

1. Known Matters for Discussion - none
2. Other Matters for Discussion - none

Commissioner Barron left the meeting at 10:26 a.m.

The meeting recessed at 10:26 a.m. and reconvened at 10:52 a.m.

4. Consideration of Findings of Fact and Conclusions of Law for Tax Appeals – **CONTINUED FROM 10-10-2022**

- a. Teton Pines, LLC
- b. Machol

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to convene as the Board of Equalization. Chairwoman Macker called for a vote. The vote showed all in favor and the meeting convened as Board of Equalization at 10:53 a.m.

**TETON PINES LLC**

Hearing Officer Richard Stout presented changes made to the Findings of Fact and Conclusions of Law for the tax appeal hearing of Teton Pines, LLC.

Keith Gingery, Chief Deputy County Attorney representing the Assessor in these hearings, had no objections. John Graham, Attorney representing Teton Pines LLC, had no objection except for the request to include the fact that a cost-based method was applied by the Appraiser.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the Findings of Fact and Conclusions of Law with the additional two paragraphs listed above, for the tax appeal hearing of Teton Pines, LLC. Chairwoman Macker called for a vote. The vote showed four in favor and the motion carried 4-0.

**MACHOL, WARREN AND DEBBIE**

The changes to the Findings of Fact and Conclusions of Law for the hearing of Warren Machol were reviewed.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the Findings of Fact and Conclusions of Law for the tax appeal hearing of Warren and Debbie Machol. Chairwoman Macker called for a vote. The vote showed three in favor and the motion carried 3-0 with Commissioner Macker abstaining.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to adjourn as the Board of Equalization and reconvene as the Board of Commissioners. Chairwoman Macker called for a vote. The vote showed four in favor and the motion carried 4-0.

The meeting recessed at 11:13 a.m. and reconvened at 1:32 p.m. Commissioners Macker, Barron, and Propst were present in-person and Commissioner Epstein joined via Zoom. Commissioner Newcomb joined the meeting at 1:40 p.m.

**WORKSHOP: 1:30 P.M. Capital Improvements Projects (CIP)**

Updates on Capital Improvement Projects were given by the following department directors and representatives:

- i. CIP Intro and Overview – Alyssa Watkins, Board of County Commissioners Administrator
- ii. Transportation Administration – Charlotte Frei, Regional Transportation Planning Administrator
- iii. Sheriff's Office – Matt Carr, Sheriff
- iv. Library – Kip Roberson, Library Director
- v. Planning and Building – Chris Neubecker, Director of Planning and Building Services was out of the office today, and Ms. Watkins provided project details.
- vi. Fire/EMS (Funds 11 & 13) – Mike Moyer, Battalion Chief, Fire/EMS
- vii. Health Department – Jodie Pond, Health Director
- viii. Emergency Management – Rich Ochs, Emergency Management Coordinator

The meeting recessed at 1:58 p.m. and reconvened at 2:06 p.m.

- ix. Facilities – Paul Cote, Facilities Maintenance Manager, and Sarah Mann, General Services Director.
- x. Fairgrounds – Rachel Grimes, Fair and Fairgrounds Manager
- xi. Housing – April Norton, Housing Director

The meeting recessed at 2:28 p.m. and reconvened at 2:32 p.m.

- xii. IT – Keith Murley, Information Technology Manager
- xiii. Parks & Recreation – Steve Ashworth, Parks and Recreation Director
- xiv. ISWR – Brenda Ashworth, Integrated Solid Waste and Recycling
- xv. Pathways – Brian Schilling, Pathways Coordinator
- xvi. Engineering and Road & Levee – Heather Overholser, Director of Public Works, and Dave Gustafson, Road and Levee Division

**ADJOURN**

A motion was made by Commissioner Barron and seconded by Commissioner Propst to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 5-0. The meeting adjourned at 3:23 p.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk

**TETON COUNTY CLERK'S OFFICE  
10-24-2022 WARRANTS**

<b>Warrant Number</b>	<b>Name</b>	<b>Amount</b>
407542	3T PRODUCTS LLC	1,130.96
407543	ACE HARDWARE	4,561.31
407544	ACM WYOMING LLC	181,707.76
407545	AIRGAS USA LLC	84.01
407546	ALLEGIANCE BENEFIT PLAN MGMT	84,581.23
407547	AMAZON CAPITAL SERVICES, INC.	2,847.94
407548	AMAZON CAPITAL SERVICES INC.	459.88
407549	ANDERSON MASON DALE ARCHITECTS	825.62
407550	ADVANCED NETWORK MANAGEMENT INC	6,304.65
407551	ARCHITECTURAL BUILDING SUPPLY	1,095.31
407552	ARLEEN WERMUTH	52.50
407553	ARBOR WORKS TREE SERVICE	350.00
407554	ASPEN PINES WATER & SEWER DISTRICT	113.39
407555	AUTOMOTIVE EQUIPMENT	646.14
407556	BARB-50 LLC	5,420.00
407557	BEVERLY SHORE	904.93
407558	BIG R RANCH & HOME	105.92
407559	BOBBI CLAUSON	180.89
407560	BRIAN COE	218.97
407561	CALEIGH SMITH	108.00
407562	CDW GOVERNMENT, INC.	385.85
407563	CDX WIRELESS INC	2,827.50
407564	CENTURYLINK	339.16
407565	CHEMSEARCHFE	364.55
407566	CHELSEY PETERS	52.50
407567	CHILDREN'S LEARNING CENTER	59,395.00
407568	COMMUNITY ENTRY SERVICES	27,666.66
407569	DBR, INC.	264.00
407570	DEX IMAGING	369.35
407571	DESERT MOUNTAIN COPRORATION	13,269.76
407572	EBH INVESTORS	16,000.00
407573	ELISABETH M. W. TREFONAS	2,480.00
407574	ENERGY 1 LLC	2,160.50
407575	E.R. OFFICE EXPRESS INC.	730.53
407576	FERGUSON ENTERPRISES, INC. #3007	460.87
407577	FISH CREEK I.S.D.	549.00
407578	HAMMEL, GREEN & ABRAHAMSON INC.	10,528.26
407579	HIGH COUNTRY LINEN SUPPLY LLC	2,828.25
407580	IAED	55.00
407581	JACKSON CURBSIDE, INC	1,981.00
407582	JACKSON LUMBER	542.54
407583	JH20 WATER CONDITIONING & FILTRATIO	61.00
407584	JHCCC	30,022.50
407585	JH COMMUNITY COUNSELING CENTER	104,475.00
407586	JH MOUNTAIN RESORT	300.00
407587	JACKSON HOLE PUBLIC ART	632.64
407588	JOANNA MELCHER NEWMAN REV TRUST	1,916.00
407589	KARNS STREET CONDO ASSOC	1,900.00
407590	KIMBERLY ANN MELLICK	2,030.00
407591	LAYNE LASH	950.00
407592	LASER XPRESS	329.97
407593	LIFE ASSIST	1,990.96
407594	LIFEMED SAFETY INC.	785.00
407595	LIFT-IT MANUFACTURING CO INC.	1,359.25
407596	LIFTOFF LLC	100.00
407597	LILY SULLIVAN	102.40
407598	LOWER VALLEY ENERGY	14,690.35
407599	MICHAEL G. MAURER	457.87
407600	MOUNTAIN ALARM/WATCHGUARD	867.90
407601	MEYRING & ASSOCIATES INC.	1,783.48
407602	MUNICIPAL EMERGENCY SVCS	202.36
407603	PHILIP & DOMBI TRAUTMAN	1,892.00
407604	PRUDENTIAL GROUP INSURANCE	31.36
407605	PRUDENTIAL GROUP INSURANCE	397.30
407606	QUICK MED CLAIMS LLC	3,167.84

407607	CENTURYLINK QCC	1,541.24
407608	RIAN ROONEY	3,660.00
407609	RAFTER J IMPROVEMENT & SERVICE DIST	585.72
407610	ROCKY MOUNTAIN YETI	1,559.14
407611	RON'S TOWING LLC	500.00
407612	R&S NORTHEAST	541.34
407613	SANOFI PASTEUR INC.	5,602.51
407614	SACRED WATERS LLC	24,000.00
407615	SHERVIN'S INDEP. OIL	117.00
407616	SILVER STAR COMMUNICATIONS	1,044.26
407617	STAPLES	138.11
407618	STAPLES CREDIT PLAN	40.25
407619	STEPHEN DOUGLAS	1,500.00
407620	TETON COUNTY ENVIRONMENTAL HEALTH	550.00
407621	TETON COUNTY IDAHO	20,903.12
407622	TC INTEGRATED SOLID WASTE	234.00
407623	TETON COUNTY TRANSFER STATION	420.00
407624	TETON COUNTY TREASURER	7,158.56
407625	TETON COUNTY TREASURER	45,300.00
407626	TETON COUNTY TREASURER	2,760.00
407627	TETON MEDIA WORKS, INC.	5,177.02
407628	TETON YOUTH & FAMILY SERVICES	5,099.49
407629	THYSSEN-KRUPP ELEVATOR CORP.	5,592.54
407630	TOWN OF JACKSON	7,110.64
407631	TOWN OF JACKSON	14,473.29
407632	TOWN OF JACKSON	81,827.00
407633	TOWN OF JACKSON	16,550.41
407634	TOWN OF JACKSON	300.00
407635	TOWN OF JACKSON	1,203.09
407636	TRANSMERICA EMPLOYEE BENEFITS	1,646.07
407637	T&T REPORTING LLC	1,222.50
407638	UNIFORMS 2 GEAR	1,103.78
407639	UNIVERSITY OF WY EXTENSION	31,429.75
407640	LOCAHAN LLC	3,077.00
407641	VIRGINIAN RESTAURANT	429.00
407642	VISA	3,645.57
407643	WEST COAST CODE CONSULTANTS INC	49,751.81
407644	WEST BANK SANITATION	22,089.49
407645	WYOMING STATE FIRE ADVISORY BOARD	500.00
407646	WY CONFERENCE OF BUILDING OFFICIALS	175.00
407647	WY DEPT OF HEALTH	41,805.85
407648	WYOMING DOT	5.00
407649	XEROX CORPORATION	383.25