

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

August 1, 2016

JACKSON, WYOMING

The Jackson Town Council met in conjunction the Teton County Commission in regular joint information session in the County Chambers 200 South Willow at 3:05 P.M. Upon roll call the following were found to be present:

MAYOR & COUNCIL: Sara Flitner, Hailey Morton Levinson, Jim Stanford, Don Frank, Bob Lenz

CHAIRMAN & COMMISSIONERS: Mark Newcomb, Paul Vogelheim, Smokey Rhea, and Natalia D. Macker. Barbara Allen.

STAFF: Sherry Daigle, Bob McLaurin, Alyssa Watkins, Roxanne Robinson, Keith Gingery, Audrey Cohen-Davis, Larry Pardee, Steve Ashworth, and April Norton

Public Comment

Steve Price, Travel and Tourism Board, Formally invited both Boards to the 8/11 meeting. Presentation at 3:30PM @ Spring Creek Resort.

Bob Zelnio, Teton County Historic Preservation Board, gave a brief presentation on historic preservation. Mr. Zelnio gave specific suggestions of what could be done in the future.

Minutes

A motion was made by Paul Vogelheim and seconded by Smokey Rhea to approve the July 11, 2016 JIM meeting minutes and the July 20, 2016 Special Joint Information meeting. The vote showed all in favor. A motion was made by Hailey Levinson-Morton and seconded by Jim Stanford to approve the July 11, 2016 JIM meeting minutes and the July 20, 2016 Special Joint Information meeting. The vote showed all in favor.

Discussion / Action items

Stacy Stoker, Affordable Housing Department, presented the Alifer Lease and explained the purpose of this item to direct the Jackson/Teton County Housing Authority Board to sign a lease with Alifer, LLC (Child Care Facility) for Ste 110, 250 Scott Lane. Ms. Stoker gave clarification on staff recommendations and confirmed that the agreements had been reviewed by Town and County Attorneys.

PUBLIC COMMENT

James Fullmer, Teton County resident, gave public comment and view point of submarket lease Holding a discussion with the New Housing Authority Board was recommended by Board members.

MOTION

Mark Newcomb, on behalf of the County Commissioners, moved to direct the Jackson/Teton County Housing Authority to enter into the lease with Alifer, LLC for Ste 110 of 250 Scott Lane with minor adjustments reviewed by the Town and County attorneys. Smokey Rhea seconded and the motion passed unanimously.

Hailey Mortenson-Levinson, on behalf of the Town Council, moved to direct the Jackson/Teton County Housing Authority to enter into the lease with Alifer, LLC for Ste 110 of 250 Scott Lane as the lease is presented. Jim Stanford seconded and the motion passed unanimously.

Matters from Council, Commission, or Staff.

Darren Brugmann, START Director, presented the purpose of the START Facility Housing item providing an update on the completion of the initial START Facility Construction Documents and provide options for the Employee Housing portion of the Master Facility Plan. The START/TOJ Public Works Master Facility is identified in the Integrated Transportation Plan (ITP) as approved in September 2015 and meets both Community Priorities of Transportation and Housing. The current START facility is located at 55 Karnes Meadow Drive, Jackson. It currently only houses START operations. Should the Fleet Maintenance portion on the building be completed in future, the facility will be a shared facility with TOJ Fleet maintenance located in the facility.

Reed Armijo, Jorgensen and Associates, explained previous models and the logic behind the units. Mr. Armijo explained all three options presented by Mr. Brugmann.

Arnie Jorgensen, Jorgensen and Associates, explained each option in more detail: unit numbers, cost, height, etc.

The grade and original plans were conversed between the Boards and Mr. Jorgensen.

Deliberation of budgeting, costs for each specific plan, project completion, parking, drive-vile, design accommodations (what transfers from one design to another), and housing needs compared to each individual plan occurred.

PUBLIC COMMENT

James Fullmer, Teton County Resident, asking for support from the Boards. He asked about the propriety of giving Town and County employee's preference on housing compared to the other individuals working in the county.

Matt Faupel gave public comment about maximizing the opportunity and the land that is currently available.

COMMENT FROM THE BOARD

Bob McLaurin, Town of Jackson, spoke about funding for the START project, stating there are two types of responsibilities, one of which is making the system work.

Bob Lenz, gave comment on the current situation of START compared to where it was last year. Mr. Lenz reiterated that the Boards were here to discuss the design and the versatility.

Hailey Mortenson-Levinson, agreed with Bob and will vote in favor of option C

Mark Newcomb moved to approve Option C which includes approximately 23 units and 3 ½ stories and further direct staff to proceed with the preparation of the scope of services for final construction documents reflecting Option C and to direct staff to present concrete solutions on how this may be funded, seconded by Smokey Rhea.

Jim Stanford wanted to hear from Bob Lenz's recommendations.
Mr. Lenz wants to move forward with the design.

Paul Vogelheim mentioned that the previous design was paid for. Now paying for additional design work without knowing how we will pay for design work. Mr. Vogelheim stated that he will not support of the motion. Although Mr. Vogelheim supports the need for housing in the county, he would like to have the "hard conversation first".

Don Frank reminded the Board's that they had control over the project and occupancy.

Jim Stanford, will not support the motion. Mr. Stanford stated that he supports the housing need but this feels rushed and out of sequence.

Chairwoman Allen, supports maximizing space but is concerned about funds.

Mayor Flitner would like to continue the discussion at a later time, because of the inability to meet the goals and the housing needs of the community without taking the proper steps. She is interested in hearing from the public.

Mark Newcomb hopes that the specific questions will be brought to the table. The design team cannot move forward without the Board's support. Mr. Newcomb would like to use the START reserves.

Mr. Armijo gave specifics of what the \$50,000 (not to exceed) would cover. An update would be given in September.

Natalia Macker and Smokey Rhea stated their support for the motion. Ms. Rhea also added that housing and transportation were set as the top priorities and that she believes that we should move forward in order to say we do value the priorities that were set.

On behalf of the county, the motion passed three to one, Paul Vogelheim opposed.

Hailey Morton-Levinson made the same motion on behalf of the Town, seconded by Bob Lenz and the motion passed three to one, Jim Stanford opposed.

On behalf of the County Natalia Macker moved to enter into Executive Session at 4:44 p.m. pursuant to Statute 16-4-405(a) (vii) to discuss real estate. Smokey Rhea seconded and the motion passed unanimously.

On behalf of Town Hailey Morton-Levinson moved to enter into Executive Session pursuant to Statute 16-4-405(a) (vii) to discuss matters of real estate. Don Frank seconded and the motion passed unanimously.

Executive Session.

Hailey Mortenson-Levinson departed at 5:05PM.

The Elected came out of executive session at 5:06PM

On behalf of the County, Mark Newcomb moved to direct our Real Estate representative and broker, Brett McPeak, to review the offer and negotiate according to terms as dictated by the bodies during the Executive Session, seconded by Paul Vogelheim. The motion passed unanimously.

On behalf of the Town, Don Frank moved the same and Bob Lenz seconded. The motion passed unanimously.

Adjourn.

On behalf of the County, Natalia Macker moved to adjourn, was seconded Smokey Rhea the motion carried unanimously.

On behalf of the Town, Bob Lenz moved to adjourn, was seconded by Don Frank and the motion carried unanimously. The meeting adjourned at 5:05 pm.

TETON COUNTY

Barbara Allen, Chair

ATTEST:

Sherry L. Daigle, County Clerk