Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

August 5, 2019
3:00 PM
County Commissioners Chambers
Chair: Natalia Macker

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

I. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENTS

II. PUBLIC COMMENT

This section of the agenda is reserved for public comments on items that are not on today's agenda.

III. CONSENT CALENDAR

All matters listed in this section are considered to be of routine nature by the governing body and will be enacted in one motion, unless it is removed from the consent calendar and considered separately by Council. Public comment may be given on any item.

A. Meeting Minutes
   1. July 1, 2019 regular JIM
   2. July 2, 2019 special JIM
   3. July 9, 2019 special JIM
   4. July 15, 2019 special JIM
   5. July 23, 2019 special JIM

IV. DISCUSSION/ACTION ITEMS

A. Affordable Workforce Housing Annual Fee Update (Kristi Malone, 30 Minutes)

B. Ratification of Funding Formula for Jackson Hole Mountain Report / Teton Village Association START Service (Larry Pardee and Darren Brugmann, 60 Minutes)

C. Letter to the Jackson Hole Travel and Tourism Board (Alyssa Watkins, 10 Minutes)

V. MATTERS FROM COUNCIL, COMMISSIONERS AND STAFF

VI. PROPOSED ITEMS FOR FUTURE JOINT INFORMATION MEETINGS

9/9 Parks & Recreation Work Plan (Steve Ashworth)
9/9 Jurisdiction One-Half Mile Outside Town's Corporate Limit (Lea Colasuonno)

VII. ADJOURN

Please note that at any point during the meeting, the Chairman or Mayor may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

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

JULY 1, 2019 **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 1:30 P.M. Upon roll call the following were present:

COUNTY COMMISSIONERS: Chair Natalia Macker, Greg Epstein, Mark Barron, Mark Newcomb, and Luther Propst.

TOWN COUNCIL: Mayor Pete Muldoon, Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.

STAFF: Alyssa Watkins, Larry Pardee, Roxanne Robinson, Sherry Daigle, Keith Gingery, Steve Ashworth, Lea Colasuonno, Darren Brugmann, Brenda Ashworth, Tyler Sinclair, Amy Ramage, Kristen Waters, Kristi Malone, Paul Cote, Jo Ellen Charlton, April Norton, and Shelley Fairbanks.

Public Comment. There was no public comment.

Consent Calendar. On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve item A on the consent calendar as presented. On behalf of the Town, a motion was made by Councilman Stanford and seconded by Councilwoman Morton Levinson to approve item A on the consent calendar as presented.

A. **Meeting Minutes**. To approve the meeting minutes as presented for the June 3, 2019 regular JIM, June 11, 2019 special JIM meeting, and June 18, 2019 special JIM meeting as presented.

The vote showed all in favor and the motion carried for the County. The vote showed all in favor and the motion carried for the Town.

SPET Resolution.

Chairwoman Macker facilitated discussion on the Specific Purpose Excise Tax (SPET). The following decision points were considered: which project(s) to put forward to the voters for consideration, bundling some, all or none of the individual initiatives, total dollar amount on the ballot, and the Jackson Hole Historical Society and Museum sponsorship and land ownership.

Discussion began with land ownership of the Jackson Hole Historical Society and Museum and sponsorship of the JHHSM project by the County, then moved to Recreation Center sponsorship, ballot language on Core Services Vehicle Maintenance Facility, ballot language on Gregory Lane – Safe Routes to School and Related Infrastructure, ballot language on Cache Creek Tube Project, format of how items appear on the ballot, and ballot language on the Community Housing Opportunities. The Joint Board then moved on to discuss bundling items on the ballot.

The meeting was recessed at 2:46pm and reconvened at 2:56pm.

Discussion continued on the ballot language changes, bundling vs ala carte style ballot, removing some items from the ballot for the 2019 election.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve the Joint Resolution approving propositions for continuation of a 1% Specific Purpose Excise Tax in Teton County, State of Wyoming to be placed on the election ballot on November 5, 2019 with the following changes: that the language of these prepared initiatives and the edits are prepared before finalizing and the dollar volumes are finalized. Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to approve the Joint Resolution approving

propositions for continuation of a 1% Specific Purpose Excise Tax in Teton County, State of Wyoming to be placed on the election ballot on November 5, 2019 with the following changes: that the language of these prepared initiatives and the edits are prepared before finalizing and the dollar volumes are finalized. Mayor Muldoon called for the vote. The vote showed 2-3 in favor with Mayor Muldoon, Councilman Stanford and Councilman Jorgensen opposed and the motion failed for the Town.

3590 N. Kennel Lane, Sally Rains Subdivision.

April Norton, Housing Director, presented to the Joint Board for consideration options for the future use of the 3590 North Kennel Lane property and provide direction to staff on the next steps for the property.

Public comment was made by Jessica Jaubert, Bob Lenz, and Brandon Ryan.

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Newcomb to direct and authorize the Jackson/Teton County Housing Authority Board to list 3590 North Kennel Lane for sale at a price determined by consultation with our real estate advisor and later approved by the Commission and the Council that can then be reinvested in the Housing Supply Program and also direct planning staff to include 3590 North Kennel Lane for consideration as a potential receiving area for workforce housing through the Growth Management Plan project. Chair 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 Councilwoman Morton Levinson and seconded by Councilman Jorgenson to direct and authorize the Jackson/Teton County Housing Authority Board to list 3590 North Kennel Lane for sale at a price determined by consultation with our real estate advisor and later approved by the Commission and the Council that can then be reinvested in the Housing Supply Program and also direct planning staff to include 3590 North Kennel Lane for consideration as a potential receiving area for workforce housing through the Growth Management Plan project. Mayor Muldoon called for the vote. The vote showed 2-3 in favor with Mayor Muldoon, Councilman Stanford, and Councilman Schechter opposed and the motion failed for the Town.

** SUBSEQUENT NOTE: In the July 15, 2019, regular Town Council Meeting, the Town Council voted unanimously to reconsider this vote due to the Mayor acting under the ill-advisement that a floor had been set the on the sale price, which he was opposed too. He later understood that such a floor had not been included in the motion. The Town Council took a new vote on the same motion stated above and it carried 3-2 in favor, with Stanford and Schechter opposed.*

The meeting was recessed at 4:03pm and reconvened at 4:09pm.

Ratification of Funding Formula for Jackson Hole Mountain Resort/Teton Village Association START Service.

Larry Pardee, Town Manager, presented to the Board for consideration of approval a funding formula between START and the Jackson Hole Mountain Resort (JHMR) and Teton Village Association (TVA) that satisfies the requirements for the Planned Unit Development (PUD) of the Master Resort Plan and Amended Master Resort Plan for Area 1 and Area 2 but that also accurately reflects the total cost of service.

Public comment was given by Susan Mick – START Board Chair and Melissa Turley – Executive Director Teton Village Association.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue this item to the August JIM. Chair 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 Councilwoman Morton Levinson and seconded by Councilman Schechter to continue this item to the August JIM. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Affordable Workforce Housing Annual Fee Update.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue the Affordable Workforce Housing Annual Fee Update to the August JIM. Chair 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 Councilwoman Morton Levinson and seconded by Councilman Jorgenson to continue the Affordable Workforce Housing Annual Fee Update to the August JIM. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue the SPET items to tomorrow, July 2 at 10:30am. Chair 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 Councilwoman Morton Levinson and seconded by Councilman Stanford to continue the SPET items to tomorrow, July 2 at 10:30am. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn the meeting. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Jorgenson to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 4:55pm.

minutes:sdf

TETON COUNTY

_____
Natalia D. Macker, Chairwoman

ATTEST:

_____
Sherry L. Daigle, County Clerk

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

JULY 2, 2019 **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 10:30am. Upon roll call the following were present:

COUNTY COMMISSIONERS: Chair Natalia Macker, Greg Epstein, Mark Barron, Mark Newcomb, and Luther Propst.

TOWN COUNCIL: Mayor Pete Muldoon, Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.

STAFF: Alyssa Watkins, Larry Pardee, Roxanne Robinson, Sherry Daigle, Keith Gingery, Steve Ashworth, Lea Colasuonno, April Norton, Brenda Ashworth, Tyler Sinclair, Amy Ramage, Kristen Waters, Paul Cote, Brady Hansen, and Shelley Fairbanks.

SPET Resolution.

Chairwoman Macker facilitated discussion on the Specific Purpose Excise Tax (SPET) regarding bundling vs. ala carte ballot style.

On behalf of the Town, a motion was made by Mayor Muldoon and seconded by Councilwoman Morton Levinson that the Teton County BCC place on the upcoming SPET ballot one Town of Jackson-sponsored item comprising the following projects and amounts.

Core Services Vehicle Maintenance Facility	$9,250,000.00
Gregory Lane - Safe Routes to School and Related Infrastructure	$8,500,000.00
Town of Jackson Downtown Water Quality Improvement Infrastructure	$2,000,000.00
Community Housing Opportunities	$2,750,000.00
Genevieve Block and Historical Society	$4,400,000.00
Rec Center	$10,500,000.00
for a total of	$37,400,000.00

Councilman Stanford presented four individual items sponsored by the town:

Gregory Lane – Safe Routes to School/Related Infrastructure and TOJ Downtown Water Quality Improvement	$10,500,000.00
Wildlife Crossings	$ 7,500,000.00
Fire Apparatus	$ 1,500,000.00
Genevieve Block and Historical Society	$ 4,400,000.00
Total	$23,900,000.00

Commissioner Epstein presented Three Bundles:

Bundle 1	
Rec Center Expansion & Renovation, et al	$22,000,000.00
Gregory LN-Safe Routes to School & Infrastructure	$ 8,500,000.00
Downtown Water Quality Improv. Infrastructure	$ 2,000,000.00
Total	$32,500,000.00
Bundle 2	
County Wildlife Crossings	$10,000,000.00
Core Services Vehicle Maintenance Facility	$18,500,000.00
County Courthouse Improvements	$ 2,000,000.00
Total	$30,500,000.00
Bundle 3	
Genevieve/History Museum	$ 4,400,000.00
County "Road to Zero Waste" Infrastructure	$ 2,500,000.00
Fire/EMS Wildland Firefighting Apparatus	$ 1,600,000.00
Community Housing Opportunity Funds	$ 5,500,000.00
Total	$14,000,000.00

The Town Council discussed the motion on the table.

Mayor Muldoon withdrew his motion.

Discussion among the Joint Board continued on bundling vs ala carte ballot styles.

SPET Propositions Included in Draft Resolution:

Recreation Center Expansion	$22,000,000.00
Core Services Vehicle Maintenance Facility	$18,500,000.00
Gregory Lane Infrastructure	$ 8,500,000.00
Fire/EMS Wildland Firefighting Apparatus	$ 1,600,000.00
Road to Zero Waste Infrastructure Improvement	$ 2,500,000.00
TOJ Downtown Water Quality Improvement	$ 2,000,000.00
JHHSM – Genevieve Block	$ 4,400,000.00
Wildlife Crossings	$10,000,000.00
Community Housing Opportunities	$ 5,500,000.00
Teton County Courthouse	$ 2,000,000.00
Total	$77,000,000.00

The meeting was recessed at 11:22am and reconvened at 11:30am.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve the Joint Resolution approving propositions for continuation of a 1% Specific Purpose Excise Tax in Teton County, State of Wyoming to be placed on the election ballot on November 5, 2019 with the no changes. Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Sanford to approve the County's motion. Mayor Muldoon called for the vote. The vote showed 0-5 in favor and the motion failed for the Town.

Discussion continued. A proposal from Councilman Jorgensen was to pair like items such as Core Services Vehicle Maintenance Facility and Wildlife Crossings were together in the amount of $28,500,000.00. Mayor Muldoon requested adding Gregory Lane – Safe Routes to School and Related Infrastructure. There is a proposal to reduce the amount of funds requested from $77,000,000.00 to $20-24,000,000.00.

On behalf of the Town, a motion was made by Councilman Stanford and seconded by Mayor Muldoon to approve on the town side and ask the County to place on the ballot for a Specific Purpose Excise Tax election on November 5, 2019 the following items:

Gregory Lane	$10,500,000.00
Wildlife Crossings	$ 7,500,000.00
Firefighting Apparatus	$ 1,600,000.00
Historical Society and Genevieve Block	$ 4,400,000.00
Total	$24,000,000.00

Mayor Muldoon called for the vote. The vote showed 3-2 in favor with Councilmen Jorgensen and Schechter opposed and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve on the town side and ask the County to place on the ballot for a Specific Purpose Excise Tax election on November 5, 2019 the following items:

Gregory Lane	$10,500,000.00
Wildlife Crossings	$10,000,000.00
Firefighting Apparatus	$ 1,600,000.00
Historical Society and Genevieve Block	$ 4,400,000.00
Road to Zero Waste Infrastructure Improvement	$ 2,500,000.00
Total	$29,000,000.00

Chair Macker called for the vote. The vote showed 2-3 in favor with Commissioners Macker, Epstein, and Newcomb opposed and the motion carried for the County.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Propst to make the ballot show

Parks and Recreation Expansion	$21,000,000.00
Core Services Vehicle Maintenance Facility	$18,500,000.00
Gregory Lane Infrastructure	$ 8,500,000.00
Fire/EMS Wildland Firefighting Apparatus	$ 1,600,000.00
Road to Zero Waste Infrastructure Improvement	$ 2,500,000.00
JHHSM – Genevieve Block	$ 4,400,000.00
Wildlife Crossings	$ 7,500,000.00
Community Housing Opportunities	$ 2,500,000.00
Total	$66,500,000.00

Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried for the County.

On behalf of the Town, a motion was made by Mayor Muldoon and seconded by Councilman Schechter that the Teton County BCC place on the upcoming SPET ballot one Town of Jackson-sponsored item comprising the following projects and amounts.

Core Services Vehicle Maintenance Facility	$18,500,000.00
Gregory Lane - Safe Routes to School and Related Infrastructure	$ 8,500,000.00
Town of Jackson Downtown Water Quality Improvement Infrastructure	$ 2,000,000.00
Community Housing Opportunities	$ 2,750,000.00
Genevieve Block and Historical Society	$ 4,400,000.00
for a total of	$36,150,000.00

and further that the town acknowledges the BCC's desire to list some or all of the remainder of the items listed in the staff report as stand-alone ballot questions and will respect that decision.

Mayor Muldoon withdrew the motion.

The next meeting is set for Monday, July 15, 2019 at 1:00pm in the County Commissioner's chambers.

Adjourn. On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn the meeting. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Stanford to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 12:06pm.

minutes:sdf

TETON COUNTY

_____
Natalia D. Macker, Chairwoman

ATTEST:

_____
Sherry L. Daigle, County Clerk

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

JULY 9, 2019 **JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in the County Chambers located at 200 S. Willow at 9:00 a.m. The Special meeting was held to interview, deliberate, and appoint members to the Jackson Hole Travel & Tourism Board. Upon roll call the following were present:

COUNTY COMMISSION: Natalia Macker - Chair, Greg Epstein Vice-Chair, and Mark Barron. Mark Newcomb and Luther Propst were absent.

TOWN COUNCIL: Pete Muldoon Mayor, Jim Stanford, Arne Jorgensen, and Jonathan Schechter. Hailey Morton Levinson was absent.

The following candidates were interviewed for the Jackson Hole Travel & Tourism Board: Joe Madera, David Kingston, Morgan Graham, and Brian Gallagher.

Executive Session.

At 9:51 a.m. and on behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to enter executive session pursuant to Wyoming Statute §16-4-405(a)(ii) to consider the appointment of a public official to a volunteer board. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen to enter executive session pursuant to Wyoming Statute §16-4-405(a)(ii) to consider the appointment of a public official to a volunteer board. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

COUNTY COMMISSION: Natalia Macker - Chair, Greg Epstein Vice-Chair, and Mark Barron

TOWN COUNCIL: Pete Muldoon Mayor, Jim Stanford, Arne Jorgensen, and Jonathan Schechter

STAFF: Shelley Fairbanks

On behalf of the County, a motion was made by Chair Macker called for the vote. The vote showed all in favor and the motion carried. The executive session was adjourned at 10:16am.

Appointment.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to appoint Joe Madera and Brian Gallagher to the Jackson Hole Travel and Tourism Board to full 3-year terms expiring on 6/30/2022. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen to appoint Joe Madera and Brian Gallagher to the Jackson Hole Travel and Tourism Board to full 3-year terms expiring on 6/30/2022. Mayor Muldoon called for the vote. The vote showed 3-1 in favor with Councilman Stanford opposed and the motion carried.

Adjourn.

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

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Stanford to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

The meeting adjourned at 10:20 a.m.

minutes:sdf

TETON COUNTY

_____
Natalia D. Macker, Chairwoman

ATTEST:

_____
Sherry L. Daigle, County Clerk

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

JULY 15, 2019 **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 1:00pm. Upon roll call the following were present:

COUNTY COMMISSIONERS: Chair Natalia Macker, Greg Epstein, Mark Newcomb, and Luther Propst. Mark Barron joined the meeting at 1:02pm.

TOWN COUNCIL: Mayor Pete Muldoon, Jim Stanford, Arne Jorgensen, and Jonathan Schechter. Hailey Morton Levinson joined the meeting at 1:11pm.

STAFF: Alyssa Watkins, Larry Pardee, Roxanne Robinson, John Graham, Steve Ashworth, Lea Colasuonno, Brenda Ashworth, Darren Brugmann, Tyler Sinclair, Kristen Waters, Brady Hansen, and Shelley Fairbanks.

SPET Resolution.

Chairwoman Macker facilitated discussion on the Specific Purpose Excise Tax (SPET) regarding bundling vs. ala carte ballot style.

Commissioner Barron joined the meeting at 1:02pm.

At the July 2, 2019 Joint Information Meeting, the Board of County Commissioners made and approved the following motion, which has yet to be considered by the Town Council:

I move that the ballot be Parks and Recreation Expansion at $21,000,000.00, Core Services Vehicle Maintenance Facility at $18,500,000.00, Gregory Lane Infrastructure at $8,500,000.00, Fire/EMS Wildland Firefighting Apparatus at $1,600,000.00, Road to Zero Waste Infrastructure Improvement at $2,500,000.00, JHHSM – Genevieve Block at $4,400,000.00, Wildlife Crossings at $7,500,000.00, and Community Housing Opportunities at $2,500,000.00 for a total of $66,500,000.00.

On behalf of the Town, a motion was made by Councilman Stanford and seconded by Mayor Muldoon to make the ballot be Parks and Recreation Expansion at $21,000,000.00, Core Services Vehicle Maintenance Facility at $18,500,000.00, Gregory Lane Infrastructure at $8,500,000.00, Fire/EMS Wildland Firefighting Apparatus at $1,600,000.00, Road to Zero Waste Infrastructure Improvement at $2,500,000.00, JHHSM – Genevieve Block at $4,400,000.00, Wildlife Crossings at $7,500,000.00, and Community Housing Opportunities at $2,500,000.00 for a total of $66,500,000.00. Mayor Muldoon called for the vote. The vote showed 0-4 in favor and the motion failed for the Town.

Councilwoman Morton Levinson joined the meeting at 1:11pm.

Discussion continued on the ballot style and the propositions that should appear on the ballot.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron that the ballot be the entire slate of propositions as stated on the staff report with their respective dollar numbers. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter that the ballot be the entire slate of propositions as stated on the staff report with their respective dollar numbers. Mayor Muldoon called for the vote. The vote showed 3-2 in favor with Mayor Muldoon and Councilman Jorgensen opposed and the motion carried for the Town.

Discussion was on the language for the ballot.

The meeting was recessed at 1:48pm and reconvened at 2:03pm.

Discussion continued on the language for the ballot.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Joint Resolution approving propositions for continuation of a 1% Specific Purpose Excise Tax in Teton County, State of Wyoming, to be placed on the election ballot on November 5, 2019 subject to the amendments made in today's meeting and one additional amendment on the Gregory Lane project striking the word complete. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilwoman Morton Levinson to approve the Joint Resolution approving propositions for continuation of a 1% Specific Purpose Excise Tax in Teton County, State of Wyoming, to be placed on the election ballot on November 5, 2019 subject to the amendments made in today's meeting and one additional amendment on the Gregory Lane project striking the word complete. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Mayor Muldoon opposed and the motion carried for the Town.

Adjourn. On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn the meeting. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 2:11pm.

minutes:sdf

TETON COUNTY

_____
Natalia D. Macker, Chairwoman

ATTEST:

_____
Sherry L. Daigle, County Clerk

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

JULY 23, 2019 **JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a special joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:28pm. Upon roll call the following were present:

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

TOWN COUNCIL: Vice-Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Stanford. Pete Muldoon was absent.

STAFF: Alyssa Watkins, John Graham, Lea Colasuonno, April Norton, Stacy Stoker, Tyler Sinclair, Larry Pardee and Shelley Fairbanks.

A motion was made by Councilman Jorgensen and seconded by Councilman Schechter to suspend the Rule of the Town Council found in Section 3 of the Town Council Rules and Procedures, for this meeting, stating that a councilmember listening via conference call is not present at the meeting and is not counted in roll call, nor can vote on any matters or take action before the Town Council. Vice-Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Mayor Muldoon joined the meeting at 1:32pm.

Public Comment.

There was no public comment.

Drawing of SPET Propositions to Determine Ballot Order.

Sherry L. Daigle, County Clerk, had each member of the Joint Board draw a SPET proposition to determine the order they would appear on the ballot for the special SPET election in November 2019.

1. Town of Jackson Downtown Water Quality Improvement Infrastructure – Cache Creek Tube Project
2. Core Services Vehicle Maintenance Facility
3. Teton County Courthouse
4. Road to Zero Waste Infrastructure Improvement
5. Fire/EMS Wildland Firefighting Apparatus
6. Gregory Lane Infrastructure
7. Community Housing Opportunities
8. JHHSM – Genevieve Block
9. Parks and Recreation Expansion
10. Wildlife Crossings

Housing Rules and Regulations Clean-Up.

April Norton, Housing Director and Stacy Stoker, Housing Manager, presented to the Joint Board to consider for approval the proposed changes to the Jackson/Teton County Housing Department Rules and Regulations and provide direction to staff. These changes include clerical errors, minor clarifications, and six policy questions.

The six policy questions are:

1. Should all adults residing in a restricted unit (other than approved renters) be required to be on the title to the home?
2. Should owners of Affordable units be required to wait one year before moving another person in with them?
3. Should the minimum occupancy requirements be changed?
4. If a homeowner meets the minimum employment requirement of 1,560 hours worked per year at a local business, should s/he be required to occupy her/his home a minimum of 10 months per year for ownership or 80% of the lease term for rentals?

5. How should Local Business be defined for the purpose of determining whether a household is locally employed?
6. Should there be any other school positions included in the definition of Teacher such as counselor, front desk personnel, early childhood caretakers, etc.?

The meeting was recessed at 2:41pm and reconvened at 2:48pm.

Discussion continued on Housing Department Policies,

Public comment was given by Nina Lenz.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to direct staff to revise the Housing Department Rules and Regulations as directed today and to release the revised version for the 45-day comment period. Chair 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 Councilman Jorgensen and seconded by Councilman Schechter to direct staff to revise the Housing Department Rules and Regulations as directed today and to release the revised version for the 45-day comment period. Councilwoman Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

Revised Special Restriction Templates.

April Norton, Housing Director and Stacy Stoker, Housing Manager, presented to the Joint Board for consideration of approval standard special restriction templates reflecting the updates to the Housing Standards in the Town of Jackson and Teton County Land Development Regulations (LDRs), and the updates to the Jackson/Teton County Housing Department Rules and Regulations (Housing Rules and Regulations).

There was no public comment.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the following Standard Restriction Templates with the changes as presented by staff:
Affordable Ownership
Affordable Rental - Apartments,
Affordable Rental – Condominiums
Workforce Ownership
Workforce Rental – Apartments
Workforce Rental – Condominiums
Chair 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 Councilman Schechter and seconded by Councilman Jorgensen to approve the following Standard Restriction Templates with the changes as presented by staff:
Affordable Ownership
Affordable Rental - Apartments,
Affordable Rental – Condominiums
Workforce Ownership
Workforce Rental – Apartments
Workforce Rental – Condominiums
Councilwoman Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

440 W. Kelly Avenue.

April Norton, Housing Director, presented to the Joint Board the opportunity to choose a design at 440 W. Kelly Street that will provide stable housing for working households that is close to jobs, schools, transit, and recreational opportunities and is another step in implementing the Comprehensive Plan and the Workforce Housing Action Plan.

Staff provided brief summaries of the three options in front of the Board and Council: the original 16-unit option, a revised 16-unit option, and a new 12-unit option.

Original 16-unit Option

- 12, one-bedroom units, 500 SF each
- 4, three-bedroom units, 775 SF each
- 18 covered parking spaces; 18 required
- Height – flat roof
    - Second story at 21'6"
    - Third story at 35'3"
- No additional public investment necessary.

Revised 16-unit Option

- 8, one-bedroom units, 500 SF each
- 8, two-bedroom units, 675 SF each
- 20 parking spaces – 4 covered, 16 uncovered; 20 required
- Height – flat roof
    - Second story at 22'6"
    - Third story at 32'6"
- $150,000 additional public investment necessary.

New 12-unit Option

- 10, one-bedroom units, 500 SF each
- 2, two-bedroom units, 675 SF each
- Height – gabled roof
    - Second story at 36'-1 3/8"
- 14 covered parking spaces; 13 required
- $325,000 additional public investment necessary.

Reuben Caldwell, one of the developers, addressed questions from the Joint Board regarding developer fees which are $200,000, and space between sidewalk and housing is approximately 20 feet.

Public comment was given by Bruce Hawtin, David Bott, Perri Stearn, Dick Greig, Loren Nelson, Michael Stern, Christine Karns May, Sam Schultz, Dan Peterson, Sandy Shuptrine, Jean Anderson, and Reuben Caldwell.

Discussion among the Joint Board took place regarding public comment, support for development, and the number of units to be developed.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Jorgensen to direct and authorize the Jackson/Teton County Housing Authority Board to move forward with the revised 16-unit option provided by Roller Development and Tack Development to develop housing at 440 W. Kelly Avenue. I direct staff to work with Roller Development and Tack Development to draft a Development Agreement and Ground Lease that will be provided to the Town Council and Board of County Commissioners for review and approval by September 9, 2019. Councilwoman Morton Levinson called for the vote. The vote showed 3-2 in favor with Councilmen Schechter and Stanford opposed and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to direct and authorize the Jackson/Teton County Housing Authority Board to move forward with the revised 16-unit option provided by Roller Development and Tack Development to develop housing at 440 W. Kelly Avenue. I direct staff to work with Roller Development and Tack Development to draft a Development Agreement and Ground Lease that will be provided to the Town Council and Board of County Commissioners for review and approval by September 9, 2019. Chair Macker called for the vote. The vote showed 2-3 in favor with Commissioners Epstein, Barron and Propst opposed and the motion failed for the County.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue this meeting to the next available time. Chair 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 Councilman Jorgensen and seconded by Councilman Schechter to continue this meeting to the next available time. Councilwoman

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

Adjourn. On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adjourn the meeting. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Stanford to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 4:48pm.

minutes:sdf

TETON COUNTY

_____
Natalia D. Macker, Chairwoman

ATTEST:

_____
Sherry L. Daigle, County Clerk

Board of County Commissioners & Town Council - Staff Report

Meeting Date: July 1, 2019
Presenter: Kristi Malone
Submitting Dept: Joint Planning Dept.
Subject: Affordable Workforce Housing: Annual Fee Update

Statement / Purpose:
The purpose of this item is to update the Town and County Affordable Workforce Housing fee-in-lieu value as required annually.

Background / Description (Pros & Cons):
Pursuant to the Teton County and Town of Jackson Land Development Regulations Sec. 6.3.5.D.5:

c. The Board of County Commissioners/Town Council shall update the fee in-lieu amount annually, by Resolution, based on the cost of developing the required affordable workforce housing and the resale value of the required affordable workforce housing.

i. The cost of development shall be provided by the Housing Director to reflect the full development cost of habitable floor area, including land and non-habitable floor area, based on recent past development.

ii. Unit sizes shall be assumed to be a). 1 Bedroom/Studio: 650 sf habitable b). 2 Bedroom: 900 sf habitable c). 3 Bedroom: 1,150 sf habitable

iii. The maximum sales and rental prices shall be as established by the Housing Department annually pursuant to the Rules and Regulations.

iv. The capitalization rate for rental units shall be assumed to be eight percent (8%).

Based on the cost of development provided by the Housing Director, fees to be paid in lieu of providing affordable workforce housing generated by development and use applications found sufficient after approval of this item are summarized in the table below:

	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
< 50% Median Income	$ 403,665.05	$ 545,744.80	$ 703,016.40
< 80% Median Income	$ 346,639.69	$ 473,387.20	$ 625,454.46
< 120% Median Income	$ 165,261.54	$ 259,374.46	$ 400,364.32
Workforce	$ 6,896.61	$ 58,430.43	$ 184,967.33

Please see the attached Calculations Page for more detailed data on construction costs used to calculate the above values and a comparison to fee-in-lieu values from last year.

Stakeholder Analysis & Involvement:
Since approval of the rates and methods for calculation occurred with the updated Housing Requirements that became effective July 18, 2018, this item is only a required annual update based on cost of construction and does not require stakeholder analysis.

Fiscal Impact:
Approval of this item is consistent with the Town and County's fiscal responsibility in collecting funding for the provision of affordable workforce housing within the community.

Board of County Commissioners & Town Council - Staff Report

Staff Impact:
Housing Department and Planning Department staff impact is minimal since this item is an annual update of fee rates.

Legal Review:
Gingery

Staff Input / Recommendation:
Staff recommends approval of this item.

Attachments:
1. Calculations Page
2. Fee Update Resolution

Suggested Motion:
I move to approve, by Resolution, the updated fee-in-lieu rates for affordable workforce housing required by the (Town/County) Land Development Regulations as presented by staff, and to become effective July 1, 2019.

ATTACHMENT 1: CALCULATIONS PAGE for 2019 ANNUAL UPDATE

Cost per Livable sf (based on most recent projects currently being developed, see equation)

$ 660

Most Recent Housing Departement developments (source: Housing Department)

	Land	Construction	Gross sf	Livable sf	Units	Gross/Unit	Livable/Unit	Gross/Livable	Land/Gross	Construct/Gross	Total/Gross	
174 N. King St.	$ 2,000,000	$ 14,000,000	31,531	21,286	30	1,051	710	1.48	$ 60	$ 419	$ 478	Land was purchased in 2010, $2,000,000 is th
Redmond Street	$ 3,645,000	$ 9,255,000	35,078	18,645	26	1,349	717	1.88	$ 104	$ 264	$ 368	Land was purchased in 2014 for $3,645,000, e
440 W. Kelly	$ 1,703,416	$ 3,884,688	12,000	10,000	16	750	625	1.20		$ 324	$ 324	
						1,092	693	1.57	$ 82	337	$ 419	

Median Income (based on most recent HUD Family Median Income applied to housing department in-take data based on Rules and Regulations occupancy requirements)

	1 bed	2 bed	3 bed
50%	$ 38,016.91	$ 48,238.40	$ 51,707.96
80%	$ 60,827.05	$ 77,181.44	$ 82,732.73
120%	$ 91,240.57	$ 115,772.16	$ 124,099.10
200%	$ 152,067.62	$ 192,953.60	$ 206,831.84

Median Income by Persons in Household (HUD)

1	$ 71,540
2	$ 81,760
3	$ 91,980
4	**$ 102,200**
5	$ 110,376
6	$ 118,552
7	$ 126,728

Occupancy standards in Rules and Regulations

Bedrooms	Heads	Dependents
1	1 or 2	0 or 1
2	1 or 2	1+
3	1 or 2	2+

Housing Department Applications as of 6/20/2019

Heads \ Dependants	0	1	2	3	4	5
1	460	62	28	11	2	0
2	201	98	106	38	6	4

Average Livable Size (set by policy in LDRs, recent Housing Department developments at right for reference)

1 bed	2 bed	3 bed
650	900	1150

Unit sizes in most recent Housing Department developments (source: Housing Department)

	Studio	1 Bed	2 bed	3 bed
174 N. King St	395	790	950	
Redmond Street	495	588	1081	
Grove Phase 1	535	705	928	
440 W. Kelly		500		1100

Max Rental Rate (based on Rules and Regulations that rent shall be based on low end of range spending 30% of income on rent, including utilities)

	1 bed	2 bed	3 bed
50%	$ 2,043.04	$ 3,882.91	$ 4,507.43
80%	$ 6,605.07	$ 9,671.52	$ 10,712.39
120%	$ 13,448.11	$ 18,354.43	$ 20,019.82
200%	$ 22,572.17	$ 29,931.65	$ 32,429.73

Annual Utilities/HOA (estimate from Housing Department)

$ 4,800 $300/month based on The Grove

$100/month based on 2018/2019 development proposals

Cap Rate (set by policy in LDRs based on reasonable industry standard)

8%

Maximum Sales Price (based on Rules and Regulations that sales price shall be based on the middle of the range and use the mortgage terms at right)

	1 bed	2 bed	3 bed
50%	$ 79,182.46	$ 100,472.02	$ 107,698.49
80%	$ 171,562.00	$ 217,689.38	$ 233,346.74
120%	$ 263,941.55	$ 334,906.73	$ 358,994.98
200%	$ 422,306.47	$ 535,850.77	$ 574,391.97

22%	percent of income toward mortgage payment
5%	percent down
30	mortgage term
5%	20-year average interest rate

Fee In-Lieu (based on 6.3.4.B.1.a-b that the lower income ranges must be rental and assuming the higher ranges will be sold)

	1 bed	2 bed	3 bed
50%	$ 403,665.05	$ 545,744.80	$ 703,016.40
80%	$ 346,639.69	$ 473,387.20	$ 625,454.46
120%	$ 165,261.54	$ 259,374.46	$ 400,364.32
200%	$ 6,896.61	$ 58,430.43	$ 184,967.33

ATTACHMENT 1: CALCULATIONS PAGE for 2018

Cost per Livable sf (based on most recent projects currently being developed, see equation)

$ 563

Most Recent Housing Departement developments (source: Housing Department)

	Land	Construction	Gross sf	Livable sf	Units	Gross/Unit	Livable/Unit	Gross/Livable	Land/Gross	Construct/Gross	Total/Gross	
174 N. King St.	$ 2,000,000	$ 14,000,000	31,531	21,286	30	1,051	710	1.48	$ 60	$ 419	$ 478	Land was purchased in 2010, $2,000,000 is the estmatec
Redmond Street	$ 3,645,000	$ 9,255,000	35,078	18,645	26	1,349	717	1.88	$ 104	$ 264	$ 368	Land was purchased in 2014 for $3,645,000, estmated v
Grove Phase 2		$ 9,549,163	42,141	33,252	24	1,756	1,386	1.27		$ 227	$ 227	
						1,359	915	1.49	$ 82	296	$ 379	

Median Income (based on most recent HUD Family Median Income applied to housing department in-take data based on Rules and Regulations occupancy requirements)

	1 bed	2 bed	3 bed
50%	$ 36,800.69	$ 46,337.56	$ 50,270.60
80%	$ 58,881.11	$ 74,140.10	$ 80,432.96
120%	$ 88,321.67	$ 111,210.15	$ 120,649.45
200%	$ 147,202.78	$ 185,350.25	$ 201,082.41

Median Income by Persons in Household (HUD)

1	$ 68,950
2	$ 78,800
3	$ 88,650
4	**$ 98,500**
5	$ 106,380
6	$ 114,260
7	$ 122,140

Occupancy standards in Rules and Regulations

Bedrooms	Heads	Dependents
1	1 or 2	0 or 1
2	1 or 2	1+
3	1 or 2	2+

Housing Department Applications as of 4/3/2018

Heads	Dependants 0	1	2	3	4	5
1	190	34	6	4	0	0
2	91	45	51	18	1	3

Average Livable Size (set by policy in LDRs, recent Housing Department developments at right for reference)

1 bed	2 bed	3 bed
650	900	1150

Unit sizes in most recent Housing Department developments (source: Housing Department)

	Studio	1 Bed	2 bed	3 bed	
174 N. King St	395	790	950		
Redmond Street	495	588	1081		
Grove Phase 1	535	705	928		designed as market units
Grove Phase 2			1179	1592	designed as market units

Max Rental Rate (based on Rules and Regulations that rent shall be based on low end of range spending 30% of income on rent, including utilities)

	1 bed	2 bed	3 bed
50%	$ 4,124.13	$ 5,840.76	$ 6,548.71
80%	$ 8,540.21	$ 11,401.27	$ 12,581.18
120%	$ 15,164.33	$ 19,742.03	$ 21,629.89
200%	$ 23,996.50	$ 30,863.04	$ 33,694.83

Annual Utilities/HOA (estimate from Housing Department)

$ 2,500

Cap Rate (set by policy in LDRs based on reasonable industry standard)

8%

Maximum Sales Price (based on Rules and Regulations that sales price shall be based on the middle of the range and use the mortgage terms at right)

	1 bed	2 bed	3 bed
50%	$ 71,072.13	$ 89,490.40	$ 97,086.17
80%	$ 153,989.61	$ 193,895.88	$ 210,353.37
120%	$ 236,907.09	$ 298,301.35	$ 323,620.58
200%	$ 379,051.34	$ 477,282.16	$ 517,792.92

22%	percent of income toward mortgage payment
5%	percent down
30	mortgage term
6%	20-year average interest rate

Fee In-Lieu (based on 6.3.4.B.1.a-b that the lower income ranges must be rental and assuming the higher ranges will be sold)

	1 bed	2 bed	3 bed
50%	$ 314,338.83	$ 433,607.95	$ 565,485.68
80%	$ 259,137.79	$ 364,101.61	$ 490,079.78
120%	$ 128,983.31	$ 208,316.12	$ 323,723.96
200%	$ -	$ 29,335.31	$ 129,551.62

1 bed, < 50% Median Income	$ 314,338.83
2 bed, < 50% Median Income	$ 433,607.95
3 bed, < 50% Median Income	$ 565,485.68
1 bed, < 80% Median Income	$ 259,137.79
2 bed, < 80% Median Income	$ 364,101.61
3 bed, < 80% Median Income	$ 490,079.78
1 bed, < 120% Median Income	$ 128,983.31
2 bed, < 120% Median Income	$ 208,316.12
3 bed, < 120% Median Income	$ 323,723.96
1 bed, Workforce	$ -
2 bed, Workforce	$ 29,335.31
3 bed, Workforce	$ 129,551.62

RESOLUTION ADOPTING ANNUAL UPDATE TO JACKSON/TETON COUNTY AFFORDABLE WORKFORCE HOUSING FEES-IN-LIEU

WHEREAS, the Jackson Town Council and the Board of County Commissioners of Teton County, Wyoming, desire to plan and provide for workforce housing in accordance with the 2012 Jackson/Teton County Comprehensive Plan, Common Value 3, Section 5, Local Workforce Housing, and the community's goal to ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally; and

WHEREAS, to accomplish this goal the 2012 Jackson/Teton County Comprehensive Plan provides four (4) principles:

1) Principle 5.1 – Maintain a diverse population by providing workforce housing,
2) Principle 5.2 – Strategically locate a variety of housing types,
3) Principle 5.3 – Reduce the shortage of housing that is affordable to the workforce, and
4) Principle 5.4 – Use a balanced set of tools to meet our housing goal; and

WHEREAS, the 2012 Jackson/Teton County Comprehensive Plan, Common Value 3, Section 5, Policy 5.4.a. Create a community housing implementation plan or key action plan – specifically states that: a community housing implementation plan should be created to coordinate efforts toward achieving the community's housing goal. The housing plan should be a cooperative effort of the Town, County, all local housing agencies and organizations, and other workforce housing stakeholders in the community. It should evaluate the costs and benefits of various housing tools, establish a system for monitoring the success of those tools in meeting our housing goal, and establish the roles that various entities, including the free market, will play in meeting the housing goal of the community; and

WHEREAS, the technical support and analysis upon which these affordable workforce housing standards are established is based upon The Teton County and Town of Jackson Employee Generation Land Use Study (August 22, 2013), as amended; and

WHEREAS, a Stakeholder Group created in 2013 comprised of members of the public interested in workforce housing, participated in the planning process to create a draft Jackson/Teton County Workforce Housing Action Plan designed to accomplish the goals of the 2012 Jackson/Teton County Comprehensive Plan, including Common Value 3, Section 5 and the underlying Principles 5.1, 5.2, 5.3, and 5.4, specifically Policy 5.4.a.; and

WHEREAS, the Jackson/Teton County Workforce Housing Action Plan dated November 2, 2015, was approved by the Jackson Town Council and the Board of County Commissioners of Teton County, Wyoming; and

WHEREAS, new affordable workforce housing regulations were approved by the Jackson Town Council and the Board of County Commissioners of Teton County, Wyoming on July 16, 2018 as an amendment (Ordinance 1196/ AMD2017-0004) to Division 6.3 "Affordable Workforce Housing Standards" of the Town of Jackson Land Development Regulations and the Teton County Land Development Regulations; and

WHEREAS, pursuant to Division 6.3 "Affordable Workforce Housing Standards, the fee in-lieu for affordable housing amount shall be updated annually,

by Resolution, based on the cost of developing the required affordable workforce housing and the resale value of the required affordable workforce housing; and

WHEREAS, the Board of County Commissioners has the authority to adopt these affordable workforce housing standards in accordance with Section 18-5-202, Wyoming Statutes, and such other authorities and provisions that are established in the statutory and common law of the State of Wyoming; and

WHEREAS, The Town Council of the Town of Jackson has the authority to adopt these affordable workforce housing standards in accordance with Article 13, Section 1 of the Wyoming Constitution, and Section 15-1-601, et. seq., Wyoming Statutes, and such other authorities and provisions that are established in the statutory and common law of the State of Wyoming; and

WHEREAS, the Jackson Town Council and the Board of County Commissioners of Teton County, Wyoming, at a regularly scheduled public meeting, a Joint Information Meeting, held on July 1, 2019, considered the proposed annual update to the fee in lieu presented by staff as required by Division 6.3 of the Land Development Regulations, and hereby finds the proposed new fees in compliance with the requirements; and

NOW THEREFORE, BE IT RESOLVED that the Jackson Town Council and the Board of County Commissioners of Teton County, Wyoming, do hereby adopt at this regularly scheduled Joint Information Meeting held on July 1, 2019, the annual update to the fee in-lieu for affordable housing in the following amounts:

	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
< 50% Median Income	$ 403,665.05	$ 545,744.80	$ 703,016.40
< 80% Median Income	$ 346,639.69	$ 473,387.20	$ 625,454.46
< 120% Median Income	$ 165,261.54	$ 259,374.46	$ 400,364.32
Workforce	$ 6,896.61	$ 58,430.43	$ 184,967.33

PASSED, APPROVED, and ADOPTED on this 1st day of July 2019.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

_____
Natalia Macker, Chair

(Seal)

Attest:

_____
Sherry L. Daigle, County Clerk

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

(Seal)

Attest:

_____
Sandy Birdyshaw, Town Clerk

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: START **PRESENTER**: Darren Brugmann

MEETING DATE: August 5, 2019

SUBJECT: Funding Contribution Formula (Methodology) for START Service to Teton Village

STATEMENT/PURPOSE

The purpose of this item is for the Town Council and County Commission to make a policy determination on a funding contribution methodology for service to Teton Village that would be applied to Jackson Hole Mountain Resort (JHMR) and Teton Village Association (TVA) for FY20 and into the future. The fundamental question is at what level should the Town, County, Jackson Hole Mountain Resort and Teton Village Association share in the cost of the Teton Village START service?

BACKGROUND/ALTERNATIVES

This item was discussed at the July 1, 2019 Joint Information Meeting (JIM) and continued to this meeting. Service to Teton Village is one of four core services provided by START, the others being the ADA/Paratransit Demand Response Service, In-Town Shuttle Service, and the Commuter Service to and from Teton Valley Idaho and Star Valley Wyoming. Service to Teton Village is 44.29% of all of the service planned by START for FY20. This percentage will fluctuate if there are service increases or decreases in this service area or in other areas. The service to Teton Village is the only service with identified contribution requirements as set forth in the Teton Village Area 1 Master Plan. Since master plan adoption, negotiations have occurred each year regarding the contribution calculation method and the subsequent amount provided.

It has become apparent that not all parties agree to the appropriate cost sharing of the provision of the Teton Village service. For example since 2006 the service has increased from 66 to 98 Round Trips (Winter) and 9 to 35 (Summer, including this summer pilot expansion), a total of 58 Full Round Trips. Since 2006, ridership to/from the Village increased 69% from 302,743 to 511,087 (an additional 208,344 passenger trips). The cost to provide service to/from Village has increased 348% from approximately $564,000 to $2,529,368 an increase of $2,029,368 (Note: 2006 figures do not include fixed and overhead estimations while FY20 does). The funding contribution from JHMR and TVA has increased 109% from approximately $148,000 to $309,726 an increase of $161,726.

Unfortunately, the funding contribution has kept pace with neither the service increases nor the cost of providing the service. For many years, the annual contribution provided was a calculation that included an annual percentage increase over the previous year with some consideration for increased frequency added during a fiscal year. In contrast, an example from FY20 (as mentioned above in service round trip counts) is increased summer Route 20-Green line service to and from the Teton Village and Stilson. This expansion doubled the amount of round trips provided daily and was ultimately funded 100% by Teton County as a pilot project with no TVA/JHMR funding increase offered or provided. This increased service is not currently included or reflected in the overall percentages and expenses outlined in this report.

During previous years negotiations there have been questions related to the total ridership numbers and type of riders utilizing the Teton Village Service. It was hoped that this information may be able to better inform negotiations going forward. In the winter 2018-19 START implemented electronic fare technology to better track

ridership per pass holder so that JHMR and TVA employee passes are specifically counted and differentiated from ski pass holders and from regular bus riders. Per data for winter of 2018/2019, approximately 80% of the ridership for this service is comprised solely of TVA employees, JHMR employees, and ski pass holders.

The START Board has worked extensively on this issue in order to provide policy recommendations to the elected officials that will allow for a more predictable and consistent funding methodology that captures appropriate contribution levels by the Town, County, JHMR and TVA. This funding methodology will not only provide sound FY20 levels but will allow for planning and budgeting needs for future years.

FY20 Adopted Budget - If there are no changes to the adopted FY20 budget the following is how service to Teton Village will be funded:

The FY20 total operations cost for the Teton Village service is budgeted at $2,529,368. The funding for this expenditure in the approved FY20 Town and County START budget is comprised of the following: (please note that the figures have been updated since the July 1 JIM staff report to reflect actual adopted budget figures):

- Federal Grant Funding: $974,380
  (Using the percentage of service hours)
- Teton Village Fares: $291,000
- Teton Village Area 2 Master Plan Contributions: $415,000
  (Please note this is an estimated figure and fluctuates based on actuals)
- JHMR and TVA Funds: $309,794
- Town and County Funds: $539,194

The FY20 total local capital bus expenditures for the Teton Village service is $2,588,751. Funding for this expenditure in the approved FY20 Town and County budgets is as follows:

- Federal Grant Funding: $2,071,000
- Town and County Funds: $ 517,750
- JHMR and TVA: $ 0

START Board Recommendation

The START Board provided a recommendation to the Town and County on what percentage of the total operational and capital expenditures should be provided by the Town, County and JHMR and TVA for FY20 and beyond. Should this recommendation be accepted by the elected officials it will become policy direction to staff and will be incorporated into the FY20 and all future START budget and planning needs.

Operations

The START Board's recommendation for operations is based on the cost of providing the service to Teton Village using FY20 budgeted cost and service hour numbers along with actual ridership for FY19. The START Board is recommending that JHMR and TVA are required to contribute 75% of the unfunded operating cost, which is the total operating cost minus Federal Grant Funding, Teton Village Fares, and Teton Village Area 2 Contributions. The START Board recommends that this policy decision be utilized each year going forward to determine the annual TVA and JHMR contribution.

For FY20 the total annual unfunded operating cost is $848,988. Per the START Boards recommendation JHMR and TVA would be required to pay 75% of this total, which is $636,741.

Capital Bus Purchases

In addition, to funding operations the START Board has recommended that JHMR and TVA also fund capital bus expenditure needs. The Board is recommending that JHMR and TVA contribute consistent

with the operating policy formula described above except that the cost of a bus should be amortized over a 12 year period.

For FY20 the total annual unfunded capital bus cost is $517,750. Per the START Boards recommendation JHMR and TVA would be required to pay 75% of this total amortized annually over the life of the bus which equates to 12 years of payments at $32,359 annually.

Jackson Hole Mountain Resort (JHMR) and Teton Village Association (TVA) Proposal

JHMR and TVA do not concur with the START Board recommendation and have proposed that they contribute the following towards the operational and capital expenditures for the Teton Village service:

- TVA's operational portion – $115,500
  - TVA is proposing to pay the same amount they paid last year plus an offered market adjustment
- JHMR's operational portion: $299,087
  - JHMR is proposing to pay based on the number of peak employees riding the bus for winter and summer and a ticket volume discount for the season (including 7 & 10 day) ski pass product. Both calculations were based on an outdated bulk rate bus pass fare that has not been utilized since 2006 and has since been repealed by the START Board.
- Capital – $0
  - no amount has been proposed to fund capital by JHMR or TVA

- **Total TVA and JHMR Contribution: $414,587**
  (Equates to 16% of the Total Operating costs for Teton Village Service).

COMPREHENSIVE PLAN ALIGNMENT

Multimodal transportation is a key component in the comprehensive plan in Section 7 and the requirements for Teton Village to contribute to funding mass transit is part of implementing the integrated transportation plan and Policy 7.1.b specifically speaks to implementing the transportation demand management program. Policy 7.1.g speaks to establishing a permanent funding source for an alternative transportation system and maintaining cooperative partners in funding the system is critically important for its future. The requirement for funding directly aligns with Policy 7.3.c, require development to implement and fund alternative transportation. Principal 2.3 of the Comprehensive Plan also speaks to reducing energy consumption through transportation. Principle 1.2 under Ecosystem Stewardship also applies as bus service positively contributes to preserving air quality by removing single occupancy vehicles from the roads.

STAKEHOLDER ANALYSIS

TVA and JHMR are significant stakeholders. TVA and JHMR are not in agreement with START's recommended formula, and their proposal is attached to the staff report for the July 1, 2019 JIM. While both entities have not endorsed and/or agreed upon the recommendation at this point, both entities have been professional and forthcoming with their opinions. Stakeholders also include the employees of those entities that may commute from outlying communities and once in Jackson, need public transit to reach their final work destination. Stakeholders also include residents of the valley utilizing corridors to Teton Village or stops along the way to conduct business and participate in local recreation that benefit from public transit and fewer vehicles on the road. Stakeholders include everyone in the region that benefits from fewer vehicles on the road that might contribute to lower air quality standards. All taxpayers are stakeholders in that they support the local government's share of the funding required for the provision of this service. Wildlife is also a stakeholder in this issue in that fewer vehicles on these roads may result in fewer wildlife casualties.

FISCAL IMPACT

If the START Board's recommendations are approved the FY20 budget would need to be amended as follows:

Operations	FY20 Approved Budget	FY20 START Recommendation
Town	$596,267	$449,141
County	$728,770	$548,949
JHMR and TVA	$309,726	$636,741

Capital	FY20 Approved Budget	FY20 START Recommendation
Town	$595,393	$580,831
County	$727,703	$709,905
JHMR and TVA	$0	$32,359

STAFF IMPACT

To date, staff has spent a significant amount of time analyzing the alternatives, conducting calculations, verifying data, and meeting with all parties involved. Approval of the recommendation would be a positive staff impact in that it would clarify the funding model moving forward and eliminate future discussions, decisions, or negotiations on an annual basis.

LEGAL REVIEW

The recommended action complies with the Master Resort Plan and amendments. If the Town Council and County Commission continue this item, the legal review will be ongoing as needed.

ATTACHMENTS

JHMR and TVA proposal, dated 6/27/2019
Staff Report with Attachments from July 1, 2019 JIM.

RECOMMENDATION

Staff concurs with the START Board recommendation as described above.

Should the Boards want to consider a phased approach staff recommends that only 50% of the proposed increase be applied to JHMR and TVA in FY20 with full cost implementation delayed to FY21.

SUGGESTED MOTION

I move to approve the START Board recommendation establishing the funding contribution formula policy for START service to Teton Village as described in the August 5, 2019 staff report.

Jackson Hole Mountain Resort **6/27/2019**

START Bus Funding

JHMR is comfortable paying the increase below which will achieve START's goal only if the formula is adopted going forward for future funding, as supported by an agreement. Otherwise we are comfortable with a cpi increase over FY 2019 funding, consistent with the FY 2020 budget approved by Town/County.

	Preferred Alternative Option 2 (5/24/19)	Adjustments to meet STARTs Goal of $411,792	
Employee (will be adjusted based on annual volumes)			
total Peak Employees			
Winter	1,937	2,073	Converting Peak Emp to Total Employees
Summer	646	691	Converting Peak Emp to Total Employees
	2,583	2,764	
Group Rate for All Employees	$ 45	$ 50	Market Adjustment
	116,235	138,191	
Season Pass Ridership (will be adjusted based on annual volumes)			
Ridership	67,040	67,040	
Ticket - Volume Discount > 20k	$ 2.10	$ 2.40	Market Adjustment
	$ 140,784	$ 160,896	
Total Start Support	$ 257,019	$ 299,087	
TVA Fixed Fee Contribution	$ 105,000	$ 115,500	
Total Start Support	$ 362,019	$ 414,587	

JHMR Total Support to START		
Total Paid in 2019	$ 198,197	
Proposed Increase	$ 100,890	51%
Increase agreed to in FY 2019		18%

JHMR's conditions to agreement

This formula will be used going forward, subject to periodic percent increases consistent with public fare percent increases, made from time to time.

START continue to look at future funding sources, including town fares, fare adjustments, paid parking proceeds, etc.

We are still open, at JHMR or START's direction, to remove the START bus privileges from all or some of our season pass products (in particular the 7 and 10 Day frequency products).

BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: START **PRESENTER**: Larry Pardee

MEETING DATE: July 1, 2019

SUBJECT: **Village Contribution Funding Formula for Area 1 and Area 2**

STATEMENT/PURPOSE

The purpose of this item is to receive approval from the Town Council and County Commission for a funding formula between START and the Jackson Hole Mountain Resort (JHMR) and Teton Village Association (TVA) that satisfies the requirements for the Planned Unit Development (PUD) of the Master Resort Plan and Amended Master Resort Plan for Areas 1 and Area 2 but that also accurately reflects the total cost of service.

BACKGROUND/ALTERNATIVES

The Jackson Hole community and region is fortunate to have an existing public transit agency in order to achieve transportation demand objectives – primarily reducing the use of single occupancy vehicles in our transportation corridors. The community is extremely fortunate to have tremendous partners in achieving these goals. Considerable gratitude should be afforded to the Teton Village Association and Jackson Hole Mountain Resort for these efforts. Without their dedication to mass transit, START would not exist as it does today and the community would be in a much worse situation regarding congestion and environmental factors without the work and cooperation of TVA and JHMR.

The Policy topics to be discussed and decided are as follows:

1. Fares Collected
    a. Should full fares collected daily from passengers on the Teton Village Routes be allocated to the Teton Village Program Service? The START Board's recommendation is that they should and staff concurs. This is reflected in the recommended motion and amount.
    b. Should a change in passenger fares be implemented to increase farebox revenue collected? The START Board has decided to make no changes to fares at this time, and Staff supports this decision.
2. Federal Fund Apportionment
    a. Should a portion of federal fund monies be allocated to the Teton Village Routes? The START Board's recommendation is that they should and staff concurs. This is reflected in the recommended motion and amount.
    b. Is using the amount of service hours dedicated to Teton Village Routes an appropriate nexus to accurately apply the federal funds to this service? The START Board's position is that this is an appropriate nexus and Staff concurs. This is reflected in the recommended motion and amount.
3. Remaining Local Funding Need
    a. START Board voted for TVA and JHMR to fund 75% of the remaining local need and staff concurs. This is reflected in the recommended motion and amount.
    b. START Board Voted to have TVA and JHMR Pay for the Capital costs associated with this service and staff concurs. This is reflected in the recommended motion and amount.

Regarding obligations of Teton Village Area 1 and Area 2 Master Plans, both areas are required to provide season bus passes to all JHMR employees and to employees of any new development approved on commercial lots under the PUD to satisfy strategies in meeting requirements and obligations of Transportation Demand Management (TDM) policies. Susan Johnson's memo regarding obligations is attached.

Teton Village Area 1 (Area 1)
Teton Village Area 1 (Area 1) was approved on March 17, 1998, including a Standards and Conditions document that governs development, requirements, and obligations around TDM policies. The very first strategy listed for both the winter and summer seasons is the requirement to provide season bus passes to all JHMR employees and to employees of any new development approved on commercial lots.

The actual language from the Area 1 Master Plan is as follows:

> "*Provide season bus passes to all JHSC employees and to employees of any new development approved on commercial lots or tracts under this Planned Unit Development. These bus passes shall be provided at no cost to the employee unless the employer demonstrates that an unreasonably high fee is being charged by the transit provider, in which case the bus passes may be only partially subsidized. Season bus passes will not be required for employees if the transit schedule does not accommodate the employees work schedule."*

Teton Village Area 2 (Area 2)
The Teton Village Resort Expansion Master Plan (Area 2) was approved on July 12, 2005 and includes a section on Transportation Demand Management Plan. This Section includes the following TDM strategies for commercial properties within Area 2 that are included in the TVA service area:

- Provide season bus passes to employees of any new, approved commercial development at no cost to the employees.
- Require employees who drive to park at Stilson.
- Provide free parking at Stilson.

Additional conditions are outlined as follows:

- Levy a fee to help meet the cost of Town of Jackson transportation needs arising from short-term rental units by requiring the owner of a property, in order to be permitted to be eligible for short-term rental, to pay a one-time fee of $5,000 toward START. If the unit is re-sold and the new owner wishes to participate, a new $5,000 fee shall be paid to the Town of Jackson.

- Condition #60 of the Area 2 Master plan requires a 1% transfer fee be imposed on all platted residential lots to provide funding for transportation to connect Town to Teton Village, including pathways. The real estate fee is mandated in the covenants and cannot be changed without 100% approval of the landowners.

Since START's inception, and specifically when the Joint Powers Agreement by and between the Town of Jackson (TOJ) and Teton County Wyoming officially formed START on September 4, 2001 – there have been annual negotiations between START and representatives of TVA and JHMR in order to determine the rate for the service to and from Teton Village. The Teton Village Contribution Funding Formula took on many different iterations through the years.

Numerous meetings have been conducted for the past three (3) years between the Town of Jackson, START and representatives of TVA and JHMR. All parties are in agreement that the strategies to reduce and limit automobile traffic to and from the village are meeting the intent of the requirements. However, agreement has not been reached on a formula to calculate the required payment. There are multiple layers of complexity and differing viewpoints regarding this formula.

The START Board formed a financial subcommittee with a main priority of establishing a recommended contribution funding formula for consideration by the Town Council and County Commissioners. This funding formula was presented to the full START Board on June 13 and approved. The funding formula is listed below in the table. Of particular importance, the funding formula focuses on:

1. Annual Cost of service (COS) to and from Teton Village.
2. Operational and capital costs.
3. Provision of a START bus pass for all TVA and JHMR employees to ride START at no cost to the employee.
4. Provision of a START bus pass for Annual Ski Pass holders to ride START at no cost to the pass holder.
5. Allowing for an increase/decrease in service levels based on funding.

All revenue and operating costs are based on the FY2020 adopted budget. The proposed formula does not account for actuals through year-end. The proposed formula does not bill JHMR or TVA for additional budget overages.

The table below depicts the following: FY20 (TVA_JHMR Proposal), START Board Recommended (w/o expanded service), the basis of the recommended funding formula can best be explained as follows:

Teton Village Program Service	Subsidy Source	FY2020 TVA & JHMR Proposal	FY2020 START Board Recommend
Annual Operating Cost		**$2,613,200**	**$2,613,200**
		< LESS >	
Area 2 Impact Fees:	Area 2	$415,000	$415,000
Area 2 Revenue TOTAL:	Area 2	**$415,000**	**$415,000**
		< LESS >	
Fares Collected:	Local Gov't	$291,000	$291,000
Federal Revenue ($2,200,000 or 46% of total)**:**	Local Gov't	$1,012,000	$1,012,000
Local Revenue TOTAL:	**Local Gov't**	**$1,303,000**	**$1,303,000**
		< LESS >	
TVA & JHMR Allocation for Funding Need	TVA&JHMR	$414,587 = 46%	$671,400 = 75%
Town & County Allocation for Funding Need	Local Gov't	$480,613 = 54%	$223,800 = 25%
Remaining Operating Funding Need:	**Total:**	**$895,200**	**$895,200**
Annual Operating Cost			
Area 2, TVA, & JHMR Allocation Total:	Operating	$829,587 = 32%	$1,086,400 = 42%
Town & County Allocation Total:	Operating	$1,783,613 = 68%	$1,526,800 = 58%
Annual Operating Total Cost:		**$2,613,200**	**$2,613,200**

START Capital			
TVA & JHMR Allocation Total:	Capital	$0 = 0%	$26,375 = 2%
Town & County Allocation Total:	Capital	$1,278,800 = 100%	$1,252,425 = 98%
Capital Total Cost:		**$1,278,800**	**$1,278,800**

Annual Operations & Capital Totals:			
Area 2, TVA & JHMR Operating & Capital:	Total:	$829,587 = 21%	$1,112,775 = 29%
Town & County Operating & Capital:	Total:	$3,062,413 = 79%	$2,752,849 = 71%
Annual Operations & Capital Total Cost:		**$3,892,000**	**$3,892,000**

As noted, the issue is complex and requires significant explanation and understanding. Staff recommends the Town Council and County Commission proceed with the #1 option below.

The Town Council and County Commission have many options available to them including:

1. Approve the START Board's recommendation for a funding formula that reflects the total cost of providing the service.
    a. For Operations, Step 1: (Annual Operating Cost) Minus (-) (Area 2 Impact Fees + Fares Collected + a percentage of the Federal Revenue) Equals (=) (Remaining Operating Funding Need). Step 2: (Remaining Operating Funding Need) Multiplied By (x) 75% = Required Contribution from TVA and JHMR.
    b. For Capital: (START Capital) Multiplied By (x) (1/12 *(1/12 is one year of depreciation over the 12 years of life of the bus)*) Multiplied by (x) (The average figure between miles of service to Teton Village and hours of service to Teton Village as a percentage of the total service provided by the system) = Required Contribution from TVA and JHMR.
    c. Total: Area 2 Impact Fees + Operations + Capital = Required Total Contribution from TVA and JHMR.
    d. For FY20 for Operations the calculation is Step 1: $2,613,200 - ($415,000 + $291,000 + $1,012,000) = $895,200. Step 2: $895,200 x 75% = $671,400. For FY20 for Capital the calculation is ($1,278,800 x 1/12) x 50% = $26,375. For FY20 for the Total the calculation is $415,000 + $671,400 + $26,375 = $1,112,775.
2. Consider the recommendation and continue the discussion to the August JIM agenda.
3. Direct staff to conduct further research and analysis on specific issues and bring the item back for consideration at the August JIM.
4. Approve the TVA/JHMR proposal for funding for FY2020 would result in $414,587 in contributed funds.
5. Take no action wherein staff would continue discussions and analysis and revert back to the approved conditions for the master plan which would result in less funding for this service. This would result in staff either recommending a greater subsidy from Town and County or recommending other alternatives.
6. Other.

COMPREHENSIVE PLAN ALIGNMENT

Multimodal transportation is a key component in the comprehensive plan in Section 7 and the requirements for Teton Village to contribute to funding mass transit is part of implementing the integrated transportation plan and Policy 7.1.b specifically speaks to implementing the transportation demand management program. Policy 7.1.g speaks to establishing a permanent funding source for an alternative transportation system and maintaining cooperative partners in funding the system is critically important for its future. The requirement for funding directly aligns with Policy 7.3.c, require development to implement and fund alternative transportation. Principal 2.3 of the Comprehensive Plan also speaks to reducing energy consumption through transportation. Principle 1.2 under Ecosystem Stewardship also applies as bus service positively contributes to preserving air quality by removing single occupancy vehicles from the roads.

STAKEHOLDER ANALYSIS

TVA and JHMR are significant stakeholders. TVA and JHMR are not in agreement with START's recommended formula, and their proposal is attached. While both have not endorsed and/or agreed upon the recommendation at this point, both entities have been professional and forthcoming with their opinions. Stakeholders also include the employees of those entities that may commute from outlying communities and once in Jackson, need public transit to reach their final work destination. Stakeholders also include residents of the valley utilizing corridors to Teton Village or stops along the way to conduct business and participate in local recreation that benefit from public transit and fewer vehicles on the road. Stakeholders include everyone in the region that benefits from fewer vehicles on the road that might contribute to lower air quality standards. All taxpayers are stakeholders in

that they support the local government's share of the funding required for the provision of this service. Wildlife is also a stakeholder in this issue in that fewer vehicles on these roads may result in fewer wildlife casualties.

FISCAL IMPACT

The fiscal impact of Council and Commission approval of staff and the START Board's recommendations for a funding formula is significant as it is a more accurate reflection of the share of total cost to provide the service. Should another option be selected, it would have a negative fiscal impact and result in the Town and County subsidizing a larger share of the cost of providing this service or would result in a reduction in service to more accurately reflect the funding being provided.

STAFF IMPACT

To date, staff has spent a significant amount of time analyzing the alternatives, conducting calculations, verifying data, and meeting with all parties involved. Approval of the recommendation would be a positive staff impact in that it would clarify the funding model moving forward and eliminate future discussions, disagreements, or negotiations on an annual basis.

LEGAL REVIEW

Colasuonno: The recommended action complies with the Master Resort Plan and amendments. If the Town Council and County Commission continue this item, the legal review will be ongoing as needed.

Gingery.

ATTACHMENTS

Susan Johnson's Memo. JHMR and TVA Proposal.

RECOMMENDATION

Staff recommends the Town Council and County Commission approve the START Board's recommendation for a funding formula that reflects the total cost of providing the service.

a. For Operations, Step 1: (Annual Operating Cost) Minus (-) (Area 2 Impact Fees + Fares Collected + a percentage of the Federal Revenue) Equals (=) (Remaining Operating Funding Need). Step 2: (Remaining Operating Funding Need) Multiplied By (x) 75% = Required Contribution from TVA and JHMR.
b. For Capital: (START Capital) Multiplied By (x) (1/12 *(1/12 is one year of depreciation over the 12 years of life of the bus)*) Multiplied by (x) (The average figure between miles of service to Teton Village and hours of service to Teton Village as a percentage of the total service provided by the system) = Required Contribution from TVA and JHMR.
c. Total: Area 2 Impact Fees + Operations + Capital = Required Total Contribution from TVA and JHMR.
d. For FY20 for Operations the calculation is Step 1: $2,613,200 - ($415,000 + $291,000 + $1,012,000) = $895,200. Step 2: $895,200 x 75% = $671,400. For FY20 for Capital the calculation is ($1,278,800 x 1/12) x 50% = $26,375. For FY20 for the Total the calculation is $415,000 + $671,400 + $26,375 = $1,112,775.

SUGGESTED MOTION

Should the Town Council and County Commission be ready to take action, one possible motion would be:

I move to approve the START Board's recommendation for a funding formula that reflects the total cost of providing the service.

a. For Operations, Step 1: (Annual Operating Cost) Minus (-) (Area 2 Impact Fees + Fares Collected + a percentage of the Federal Revenue) Equals (=) (Remaining Operating Funding Need). Step 2: (Remaining Operating Funding Need) Multiplied By (x) 75% = Required Contribution from TVA and JHMR.

b. For Capital: (START Capital) Multiplied By (x) (1/12 *(1/12 is one year of depreciation over the 12 years of life of the bus)*) Multiplied by (x) (The average figure between miles of service to Teton Village and hours of service to Teton Village as a percentage of the total service provided by the system) = Required Contribution from TVA and JHMR.
c. Total: Area 2 Impact Fees + Operations + Capital = Required Total Contribution from TVA and JHMR.
d. For FY20 for Operations the calculation is Step 1: $2,613,200 - ($415,000 + $291,000 + $1,012,000) = $895,200. Step 2: $895,200 x 75% = $671,400. For FY20 for Capital the calculation is ($1,278,800 x 1/12) x 50% = $26,375. For FY20 for the Total the calculation is $415,000 + $671,400 + $26,375 = $1,112,775.

Jackson Hole Mountain Resort
START Bus Funding

6/27/2019

JHMR is comfortable paying the increase below which will achieve START's goal only if the formula is adopted going forward for future funding, as supported by an agreement. Otherwise we are comfortable with a cpi increase over FY 2019 funding, consistent with the FY 2020 budget approved by Town/County.

	Preferred Alternative Option 2 (5/24/19)	Adjustments to meet STARTs Goal of $411,792	
Employee (will be adjusted based on annual volumes)			
total Peak Employees			
Winter	1,937	2,073	Converting Peak Emp to Total Employees
Summer	646	691	Converting Peak Emp to Total Employees
	2,583	2,764	
Group Rate for All Employees	$ 45	$ 50	Market Adjustment
	116,235	138,191	
Season Pass Ridership (will be adjusted based on annual volumes)			
Ridership	67,040	67,040	
Ticket - Volume Discount > 20k	$ 2.10	$ 2.40	Market Adjustment
	$ 140,784	$ 160,896	
Total Start Support	$ 257,019	$ 299,087	
TVA Fixed Fee Contribution	$ 105,000	$ 115,500	
Total Start Support	$ 362,019	$ 414,587	

JHMR Total Support to START			
Total Paid in 2019	$	198,197	
Proposed Increase	$	100,890	51%
Increase agreed to in FY 2019			18%

JHMR's conditions to agreement

This formula will be used going forward, subject to periodic percent increases consistent with public fare percent increases, made from time to time.

START continue to look at future funding sources, including town fares, fare adjustments, paid parking proceeds, etc.

We are still open, at JHMR or START's direction, to remove the START bus privileges from all or some of our season pass products (in particular the 7 and 10 Day frequency products).

MEMO

To: Tyler Sinclair, Planning Director

Cc: Deputy County Attorney Keith Gingery

Deputy County Attorney Erin Weisman

From: Susan Johnson, Planning Manager

Date: May 16, 2017 **Revised June 13, 2017*

Subject: Obligations of Teton Village Area 1 and Area 2 Master Plans Regarding START

Teton Village Area 1 (Area 1)

Teton Village Area 1 (Area 1) was approved on March 17, 1998, including a Standards and Conditions document that governs development, requirements, and obligations. Subsequent amendments have been approved over time. Included in the original recorded document is the Transportation Element (Attachment C of the Standards and Conditions document).

Page 9 of the Area 1 Master Plan includes Section VI. Transportation, which includes Subsection C. Transportation Demand Management Program, which states, "The Purpose of the Transportation Demand Management (TDM) Program is to establish strategies that influence travel mode choices and reduce the number of automobile trips made. This will in turn reduce the negative traffic impacts created by Teton Village, particularly on Highway 390. The TDM Program seeks to discourage automobile use by lessening the need for vehicular travel and by encouraging use of public transit and carpooling."

The Area 1 Master Plan goes on to state that "the strategies identified in this document shall be implemented as described." The document requires that all developers "shall submit a TDM Program" for any particular development proposal that is reviewed under the Area 1 Master Plan that includes strategies for traffic reduction.

Strategies that are required to be implemented are listed in the Area 1 Master Plan in VI.C.4, and include a list of strategies for both winter season and summer season. The first strategy listed for both the winter and summer seasons is:

(1) Provide season bus passes to all JHSC employees and to employees of any new development approved on commercial lots or tracts under this Planned Unit Development. These bus passes shall be provided at no cost the to the employee unless the employer demonstrates that an unreasonably high fee is being charged by the transit provider, in which case the bus passes may be only partially subsidized. Season bus passes will not be required for employees if the transit schedule does not accommodate the employees work schedule.

Other strategies require employees of any business in Teton Village Area 1 who choose to drive to park at Stilson, unless the transit schedule does not accommodate the employees work schedule; free parking at Stilson with free bus service to and from Stilson; marketing to promote alternative transportation modes; and that the TVA (Teton Village Association) shall encourage more activities at Teton Village to reduce the need for summer guests to leave the village.

Future strategies that Teton County may require or TVA may propose are also listed, some of which have been initiated, such as paid parking at Teton Village to discourage single occupancy trips, providing bus passes with ski and hotel packages for guests to Teton Village, providing comprehensive pedestrian and bicycle trails, and an internal shuttle system within Teton Village. Other future strategies that have not been implemented include promoting a special shuttle between Teton Village and Grand Teton National Park locations such as Jenny Lake, providing a staging area for outfitters, guides, and rafting companies, as well as providing a Village-wide meeting facility. An important additional strategy being implemented, but not listed as a requirement in the Master Plan is the provision of START Bus passes with each ski pass hold purchase.

Measures of effectiveness are listed and include consideration of amending the TDM Program if trips generated on the Village Entrance Road during the peak hour exceeds 1,220 in the winter and 1,125 in the summer. A specific 20 year review that is coming up in 2018 that states, "After this Planned Unit Development has been in effect for 20 years, the total trip generation shall not exceed the total trips predicted for the development existing at that time." Trip generation rates are as follows:

(a) 0.75 daily vehicle trips by overnight guests in the Village per APO (Average Peak Occupancy, which equals 2 per hotel room and 4 per condo or single family home short-term rented).

(b) 0.23 daily vehicle trips by skiers per CCC of the mountain (CCC is Comfortable Carrying Capacity, which equals 7,690 at build-out).

(c) 1.43 daily vehicle trips by employee per total daily number employees at Teton Village.

Teton Village Area 2 (Area 2)

The Teton Village Resort Expansion Master Plan (Area 2) was approved on July 12, 2005 and includes Section 7. Transportation and Demand Management Plan. This Section includes the following TDM strategies for commercial properties within Area 2 that are included in the TVA service area:

- Provide season bus passes to employees of any new, approved commercial development at no cost to the employees.
- Require employees who drive to park at Stilson.
- Provide free parking at Stilson.
- Use marketing and promotion to encourage use of modes of transportation other than automobile.
- Provide pathways, including a connection to the Rachel Way and Michael Drive residential area.
- Connect Michael Drive to Bowman Road.
- Incorporate pedestrian facilities into all new development.
- Provide home mail delivery.
- Provide garbage and recycling pick-up areas.

- Construction Management Plans prior to approval of development plans.
- 151 total employees housed shall be employed at businesses located in Teton Village.

In addition, a subsection in Section 7 titled **Public Transportation** is included that outlines how the Master Plan supports START, which includes a transit center within walking distance of the lifts, as well as the following:

- Apply up to $40,000 toward construction of two new START transit stop shelters, one in the Town of Jackson and one in the Teton Village Resort. These funds should be more than sufficient to fund the construction of two standard covered shelters. *This was paid by the developer in July 2007.*
- Contribute $10,000 toward a public education program focused on increasing ridership - utilizing newspapers, radio, theaters, the Chamber of Commerce, promotional events, educational brochures and targeting new residents. *This was paid by the developer in July 2007.*
- Levy a fee each time a building permit is issued on property (office space, retail space and free-market residential units) within Area 2 – $360 for single-family detached units and $325 for all other residential structures. The impact fee for the non-residential units will be $1,483 per 1,000 square feet of office space and $1,148 per 1,000 square feet of restaurant and retail space. The fee is collected by Teton County as part of the building permit application process.
- Levy a fee to help meet the cost of Town of Jackson transportation needs arising from short-term rental units by requiring the owner of a property, in order to be permitted to be eligible for short-term rental, to pay a one-time fee of $5,000 toward START. If the unit is re-sold and the new owner wishes to participate, a new $5,000 fee shall be paid to the Town of Jackson.
- Implement the fare revenue program designed by the applicant and the START Transit Administrator as outlined in the signed memo included in Appendix N (attached to this memo).

In addition, Condition #60 of the Area 2 Master plan requires a 1% transfer fee be imposed on all platted residential lots to provide funding for transportation to connect Town to Teton Village, including pathways. The real estate fee is mandated in the covenants and cannot be changed without 100% approval of the landowners.

One other important difference between the Area 1 and Area 2 TDM programs is that Area 1 requires biennial monitoring and review by Teton County. Only the portion of Area 2 that is included in the TVA service area is required to participate in the TDM monitoring program. Currently, no portion of Area 2 is included in the TVA Commercial District.

Appendix N

Fare Revenue Program Memo

MEMORANDUM

TO: PAULA STEVENS, INTERIM PLANNING DIRECTOR

FROM: MICHAEL WACKERLY (START TRANSIT ADMINISTRATOR, START) AND BILL RESOR (MANAGING PARTNER, SRA)

SUBJECT: START FARE REVENUE PROGRAM: AREA TWO – TETON VILLAGE EXPANSION PLANNED UNIT DEVELOPMENT – PLANNED RESORT

DATE: NOVEMBER 15, 2006

This memo outlines the structure of a fare revenue program for START related to the commercial properties within Area Two – Teton Village Expansion Planned Unit Development ("Teton Village Expansion PUD") as required by the Teton Village Expansion PUD – Planned Resort ("Resort Master Plan").

All commercial properties[1] within the Teton Village Expansion PUD are required to participate in a fare revenue program as detailed below (Fare Revenue Program). Currently the Teton Village Expansion PUD permits a total of 10,000 square feet of space for commercial properties. Up to 60,000 square feet of commercial space may be added to the Teton Village Expansion PUD if it is transferred from the existing Teton Village PUD. If additional commercial square footage is added to the Teton Village Expansion PUD, either by transfer from the existing Teton Village PUD or by amendment to the Teton Village Expansion PUD, then these additional commercial properties would also be required to participate the Fare Revenue Program.

The Fare Revenue Program requires commercial property owners within the Teton Village Expansion PUD to purchase START season passes for all of their employees. Twice a year START and representatives of the commercial properties will meet to review and adjust the fee paid to START for season START passes that are required for the employees of the commercial properties. The meetings will take place during the first week of September and the first week of March. The meeting in September will set the fee and number of employees requiring START passes for the upcoming winter

[1] Commercial properties means properties that contain commercial space; commercial space includes retail, restaurant and office space and does not include non-profit space, resort support space or institutional space as defined in the Standards and Conditions of the Area Two – Teton Village Expansion Planned Unit Development – Planned Resort Resort Master Plan.

season. The meeting in March will set the fee and number of employees requiring START passes for the upcoming summer season.

The fee paid for each season pass will be based on a model that sets season pass rates equal to the estimated per-rider-operating-expense incurred by START for service to and from the Teton Village. As such, the cost of a season pass should approximate the estimated operational cost to START for transporting an average employee to and from Teton Village for the season. A similar calculation to that shown in Exhibit A, attached to this memo, will be used. However, the calculation will need to translate a price-per-ride into a season pass cost by estimating the average seasonal usage of START by employees. START has vast amounts of data on which it can base such estimates.

At each of the semi-annual meetings each commercial property owner must present to START a list of all employees currently employed at his or her business as well as any additional employees expected to be added during that season. Each commercial property owner must purchase a season pass for all employees at his or her business. The exemptions to this requirement are outlined below.

1. No employee is required to have more than one season pass. Employees working at multiple Teton Village businesses are not required to have multiple passes.
2. Season passes are transferable from an employee leaving a business to an employee joining a business. If an employee at a commercial property is released from or leaves his or her employment, and the owner hires a replacement, the owner would not be required to purchase an additional season pass, but could simply transfer the ex-employee's pass to the new employee.

EXHIBIT A - CALCUALTION OF START BUS COST PER TETON VILLAGE RIDER FY 2006

	START Service FY 2006		Village Expansion at Buildout		Combined Total	
Teton Village Ridership	Winter 249,000	Total 291,000	Winter 400,000	Total 420,000	Winter 649,000	Total 711,000
Riders per Run	27	26			39	38
Variable Operating Cost	$745,000	$893,000	$590,000	$640,000	$1,335,000	$1,533,000
Variable Cost per Ride	$2.99	$3.07	$1.48	$1.52	$2.06	$2.16
Vehicle Replacement Cost	$90,000	$180,000	$173,000	$187,000	$263,000	$367,000
Facility Depreciation & Other Fixed Cost	$90,000	$180,000	$0	$0	$90,000	$180,000
TOTAL COST	$925,000	$1,253,000	$763,000	$827,000	$1,688,000	$2,080,000
Estimated Impact fee Annual Revenue				$9,500		
Price per ride				**$1.95**		

note: all cost figures are in year 2006 dollars

July 30, 2019

Jackson Hole Travel and Tourism Board

RE: Direction for Use of Funds

This letter was written on behalf of and with the approval of the Jackson Town Council and the Teton County Commission. The purpose of this letter is to clarify the expectations of the Town Council and County Commission regarding the spending of the 60% promotional funds collected from the lodging tax. The mission statement you have developed for the Travel and Tourism Board as posted on your website is as follows:

"To effectively spend lodging tax funds to promote travel and tourism to Teton County in a manner that is consistent with the shared values of our community. Our actions will reflect stewardship of our natural resources, highlight our outstanding assets and amenities and strive toward sustainability."

This mission statement is in alignment with the requirements of the Wyoming Statutes for appropriate expenditure of lodging tax funds:

39-15-211(a)(ii)(B)(I)
The funds "shall be used to promote travel and tourism within the county, city or town imposing the tax. Expenditures for travel and tourism promotion shall be limited to promotional materials, television and radio advertising, printed advertising, promotion of tours and other specific tourism related objectives, provided that none of these funds shall be spent for capital construction or improvements and not more than forty thousand dollars ($40,000.00) of these funds shall be spent for purposes of matching state general funds under the matching funds program administered by the Wyoming business council."
The Town Council and the County Commission support the mission statement of the Travel and Tourism Board because the Mission Statement supports the Common Values of Community Character as defined in the adopted Comprehensive Plan.

The Town Council expects the 60% lodging tax funds be spent with the following focus:

- To promote travel and tourism while at the same time educating potential tourists about:
    - The need to preserve and protect the area's ecosystem to ensure a healthy environment.
    - The need to maintain healthy populations of native species.
    - The need to preserve and enhance water and air quality.
    - The need to reduce consumption of non-renewable energy.
    - The need to reduce energy consumption through transportation.
    - The need to conserve water and manage waste.
    - The need to utilize alternative modes of transportation.

Teton County
P.O. Box 3594
200 South Willow Street
Jackson, Wyoming 83001

Phone: (307) 733-8094
Fax: (307) 733-4451
www.tetonwyo.org

Working Together to Serve the Community

Town of Jackson
P.O. 1687
150 East Pearl
Jackson, Wyoming 83001

Phone: 307) 733-3932
Fax: (307) 739-0919
www.townofjackson.com

Examples of these expectations include but are not limited to:

1. Printed and promotional materials describing and espousing sustainable objectives for tourism.
2. Promotional materials targeted at tourism with an ecosystem focus.
3. Promotional and educational materials for tourists with a strong message of utilizing the START Bus either prior to booking a trip or after they have arrived in the community.
4. Promotional and educational materials upon arrival regarding water conservation in hotel rooms, campgrounds, etc.
5. Promotion of specific tourism related objectives related to the importance/value of native species like bighorn sheep and the steps that must be taken to protect them.

The Town Council and County Commission respectfully request a plan for shifting expenditures to the above focus utilizing examples given or additional examples similar to those listed in this letter. Please provide a draft of this plan by October 1, 2019.

Sincerely,

Pete Muldoon
Mayor

Attest:

Sandra P. Birdyshaw
Town Clerk

Sincerely,

Natalia D. Macker
Commissioner Chairwoman

Attest:

Sherry L. Daigle
County Clerk

cc: Town Council
County Commission
Larry Pardee, Town Manager
Alyssa Watkins, County Commissioners' Administrator
File

Teton County
P.O. Box 3594
200 South Willow Street
Jackson, Wyoming 83001

Phone: (307) 733-8094
Fax: (307) 733-4451
www.tetonwyo.org

Working Together to Serve the Community

Town of Jackson
P.O. 1687
150 East Pearl
Jackson, Wyoming 83001

Phone: 307) 733-3932
Fax: (307) 739-0919
www.townofjackson.com