

TOWN COUNCIL PROCEEDINGS

AUGUST 19, 2019

JACKSON, WYOMING

The Jackson Town Council met in a special workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 2:01 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.

COUNCIL: Hailey Morton Levinson, Arne Jorgensen, and Jonathan Schechter. Jim Stanford arrived at 2:04 P.M.

STAFF: Larry Pardee, Roxanne Robinson, Tyler Sinclair, Lea Colasuonno, Kelly Thompson, April Norton, Steve Ashworth, Paul Anthony, Floren Poliseo, Todd Smith, and Sandy Birdyshaw.

Town Council Priorities Discussion on Predictable Funding of Local Government, to Identify and Discuss a Framework for Attaining the Goal. Tyler Sinclair made staff comment that the goal of this priority is to diversify, increase and develop sustainable funding for the Town of Jackson. He presented a four-phase framework for moving forward with this effort as follows: Phase 1 – Identification, Review and Evaluation of all Available and Possible Funding Sources; Phase 2 – Identification, Review and Evaluation of Current and Desired Expenditures; Phase 3 – Identification/Matching of Funding Sources with Expenditures; and Phase 4 – Implementation Action Steps.

Council discussion included that they individually meet with staff to weigh in on this priority and then staff would decipher the commonalities and disagreements, to determine the goal at the next meeting, to determine the framework for proceeding, and then start setting next steps and dates to move forward.

A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to direct staff to proceed with the Predictable Funding of Local Government Framework as described in this staff report based upon the direction provided by Council at this meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Discussion on 440 West Kelly and 174 North King Street Housing Development. April Norton made staff comment that the 174 N. King Street Project did not receive tax credit allocations from the Wyoming Community Development Authority and the 16-unit permanently deed restricted housing project at 430/440 West Kelly Avenue has stalled; these two projects were key parts of the workforce housing supply strategy. She presented alternative options for 430/440 West Kelly Avenue for the Council to discuss:

1. Council could stay with the 16-unit option and see if the County makes a similar motion at the next joint meeting.
2. Council could support a 12-unit option that provided 24 bedrooms, or 10-unit option that provided 24 bedrooms (same # of bedrooms as the proposed 16-unit option).
3. Town could purchase the County's interest in the property (\$936,880) and then move forward with a 16-unit project.
4. Town could sell its interest to the County for \$766,537 (there was no indication that County was or was not willing to purchase the Town's portion).
5. Council and Board could direct the Housing Authority to sell the land.
6. Council and Board could direct the Housing Authority to deed restrict the land and then sell it.
7. Council could choose an option not listed, which could include modifications to any of the options listed above.

After discussion, there was general agreement from the Council for options #1 and #2. Staff was asked to take today's discussion points and bring back to the Council at a later meeting. A special joint meeting with the County would possibly be scheduled to discuss next steps.

Next, alternative options were presented for 174 North King Street:

1. Income ranges & ownership or rental
2. Revised responses from Westmount & Jackson Hole Community Housing Trust
 - a) Both provided Council with revisions. Staff could work with each respondent to reconcile revisions with Council priorities for the project provided today. OR
 - b) Council could direct staff to move forward with one developer today. OR
 - c) Council could direct staff to draft a new RFP for the project.
3. If additional public investment would be needed for this project, from where should it come?
 - a) Town funds of \$1,993,012 (general fund + in lieu fees) could be used if units serve households earning <120% MFI
 - b) Town could sell its interest in 430/440 W. Kelly and then have up to \$766,000 to utilize for the project.

- c) Town could plat and sell its properties on Flat Creek Drive (3 lots zoned NL-1), each would likely be listed in the \$800,000-range. If sold, would most likely be developed into single-family, multi-million-dollar homes (see: Gill Addition).
- d) Town could ask County to utilize some of its in-lieu fees to offset additional costs to the project so long as the project serves households earning <120% MFI.

Anne Creswell of the Housing Trust made comment. Latham Jenkins made comment on behalf of Westmount Development Group.

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to proceed with developing housing at 174 N. King Street and direct staff to pursue a project that is rental or ownership, to work with the two developers who had provided proposals, and bring back a plan at a next available Council meeting. Public comment was given by Estella Torres on behalf of One22. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Downtown Parking and Mobility Management Plan Implementation Schedule. Paul Anthony made staff comment related to a schedule for the implementation of the Downtown Parking and Mobility Management Plan. Discussion was held on an option one of considering paid parking after short-term items first and option two of considering paid parking first.

Public comment was given by Wes Gardner, Jim Waldrop, and Mo Murphy. No action was taken on this item.

Adjourn. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to adjourn to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii)(x). The vote showed 4-0 in favor with Jim Stanford absent. The motion carried. The meeting adjourned at 5:06 P.M. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

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