

TOWN COUNCIL PROCEEDINGS

SEPTEMBER 16, 2019

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall located at 150 East Pearl at 6:01 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.

COUNCIL: Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.

STAFF: Larry Pardee, Roxanne Robinson, Tyler Sinclair, Lea Colasuonno, Todd Smith, Roger Schultz, Paul Anthony, Tyler Valentine, April Norton, Floren Poliseo, Johnny Ziem, and Sandy Birdyshaw.

Public Comment. None.

Consent Calendar. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve the consent calendar including items A-K as presented with the following motions.

- A. **Meeting Minutes.** To approve the meeting minutes as presented for the September 3, 2019 special workshop and regular meeting.
- B. **Disbursements.** To approve the disbursements as presented. 1000bulbs.Com \$594.14; Ace Hardware \$378.82; A-Core Of Idaho Inc. \$875.00; Advanced Glass Trim, Llc \$480.00; Advanced Pump & Equipment, Inc \$1,567.20; Airgas Usa, Llc \$108.48; Alphagraphics Bozeman \$1,021.23; Best Best & Krieger \$985.50; Big R Ranch & Home \$50.68; Blue Spruce Cleaners, Inc \$650.90; BMV LLC \$59.26; Brower Psychological Services Inc \$325.00; Carquest Auto Parts Inc. \$950.55; Caselle Inc. \$1,800.00; Casper Star Tribune \$1,039.00; Cast \$110.00; Centurylink \$213.58; Charter \$84.99; City Of Driggs \$1,606.00; Commercial Tire-Id Falls \$880.96; Community Safety Network \$11,000.00; Control System Technology, Inc. \$12,178.00; Convergeone, Inc \$7,317.75; Cornforth Consultants, Inc. \$121.00; Curran-Seeley Foundation \$12,062.50; D & R Drywall, Llc \$2,698.38; David Stubbs \$1,750.00; Dean's Pest Control Llc \$145.00; Division Of Victim Services \$200.00; E.R. Office Express \$174.38; Elite Parts \$202.12; Emerg + A + Care \$251.00; Energy 1 \$282.98; Energy Laboratories Inc. \$814.00; Evans Construction Inc \$100,476.00; Fleetpride \$83.40; Flynn Irrigation, Inc. \$876.50; Freedom Mailing Service Inc. \$1,812.80; Friends Of Pathways \$7,816.00; Fulcrum Contracting \$2,975.23; Galls Inc. \$56.61; Gillig Llc \$1,824.60; Global Ties Wyoming \$5,000.00; Gm Sheet Metal Llc \$501.80; Greenwood Mapping Inc. \$380.00; Grossenbacher Bros, Inc \$318.50; Bruce Hayse, MD \$90.00; HD Fowler Company \$1,390.04; Hess, Melanie Ann \$254.93; High Country Linen \$1,546.74; Hirst Applegate, Llp \$1,852.61; Hole Food Rescue \$20,000.00; Hunt Construction Inc \$8,280.00; Identi-Kit Solutions \$408.00; Intermountain Sweeper Co. \$122.14; Interstate Battery \$2,122.15; Jackson Hole Air \$15,000.00; Jackson Hole Community Housing \$6,250.00; Jackson Hole Farmers Market \$1,400.00; Jackson Hole News & Guide \$891.52; Jackson Lumber Inc \$1,123.43; Jorgensen Associates, Pc \$328,680.39; Kellerstrass Enterprises, Inc \$70.29; Kenworth Sales Company Dept #1 \$202.26; Long Building Technologies Inc. \$5,269.27; Lower Valley Energy Inc \$29,209.01; Dbr Inc. \$532.50; Martin Family Llc \$5,639.34; Md Nursery & Landscaping Inc \$552.08; Meeks Brothers Fencing, Llc \$21,299.00; Mountainscapes, Inc \$18,365.68; Napa Auto Parts Inc. \$798.20; Nelson Engineering \$2,377.50; Neofunds \$2,000.00; New West Building Company Inc. \$5,000.00; Pelletier, Carl \$166.07; Pine Needle Embroidery \$36.00; Plainsman Printing & Supply \$884.48; Premier Truck-Salt Lake City \$2,357.19; Premier Vehicle Installation, Inc \$203.96; Rae, Joshua \$10,000.00; Rich Broadcasting (Sv/Jx) \$2,720.00; Rotary Club Of Jackson Hole \$5,000.00; Rui Inc. Dba Village Gardner \$1,881.45; Safety Supply & Sign Co., Inc. \$289.23; Sherwin-Williams Co. \$129.60; Shreve, Derrick \$100.00; Silver Creek Supply \$24.42; Silverstar \$2,314.55; Smith, Christian \$43.92; Snake River Roasting \$456.68; Spring Creek Animal Hospital \$185.53; Stinky Prints, Inc \$1,095.00; Swagit Productions, Llc \$1,775.00; Teton County Clerk \$154,595.50; Teton County Sheriff's-Jail \$2,304.00; Teton County Special Fire Fund \$146,266.15; Teton County-Fund 10 \$24,901.67; Teton County-Fund 19 \$85,493.42; Teton Motors Inc \$404.08; Teton Tools Llc \$791.15; Teton Trash Removal, Inc. \$45.50; The Aftermarket Parts Company, Llc \$373.55; Ups \$32.93; Watts Steam Store Rocky Mt. Inc \$136.75; Weber Drilling \$1,186.56; West Coast Code Consultants \$425.00; Westbank Sanitation \$1,407.51; Westwood Curtis \$49,732.10; Wrench It Plumbing & Heating Inc \$118.75; Wyoming Law Enforcement \$285.00; Wyoming Title & Escrow \$400.00; Wyoming.Com Inc \$5.00; Xerox Corporation \$371.57; Zuercher Technologies \$252.00.
- C. **August 2019 Municipal Court Report.** To accept the August 2019 Municipal Court Report into the record as presented.
- D. **Temporary Sign Permit: Farm to Fork (P19-211).** To approve the temporary banner in conjunction with Farm to Fork Festival subject to three (3) conditions of approval.

- E. **Bid 20-06: Purchase of Four Police Department Vehicles.** To accept and approve Bid# 20-06 for the purchase of four new Police Department vehicles and award the bid to Spradley Barr Motors of Cheyenne, Wyoming, in the amount of \$111,332.00.
- F. **Installation Contract for Bus Charging Equipment.** To approve the installation of electric bus charging equipment in the amount of \$186,353.63 and upon legal approval, authorize the Mayor to execute all necessary contract Agreements.
- G. **Construction Contract for a Garage at the Treatment Plant.** To approve the construction of the Wastewater Treatment Plant Garage with West Fork Construction LLC in the amount of \$374,081 and upon legal approval authorize the Mayor to execute all necessary contract Agreements.
- H. **Section 319 Grant Application for Stormwater Treatment Unit.** To approve staff completion and submittal of the 319 grant application to help fund one of the planned Cache Creek Tube treatment units.
- I. **Section 205J Grant Application for Stormwater Planning.** To approve staff completion and submittal of the 205J grant application to help fund planning and creation of the Town's Stormwater Management Program.
- J. **Sewer Connection Request at 1220 West Highway 22.** To approve the proposed connection and direct staff to work with the applicant to draft the connection and use agreement to the Town sewer system for consideration by Council at a later date.
- K. **Special Event: PARK(ing) Day additional considerations.** To approve the additional requests to the PARK(ing) Day special event application made by Jackson Hole Public Art subject to the conditions and restrictions listed in the staff report.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P19-137: Development Plan for Base Camp at 640 S Glenwood Street. Tyler Valentine and Lea Colasuonno made staff comment. On behalf of the applicant, Elizabeth Whittaker of Merge Architects made comment on the sidewalk plan, snow storage plans, and trees.

Public comment was given by Corie Rybak.

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Items P19-137 & 138, a motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to approve a 20-unit apartment complex for the properties addressed at 640 & 650 S. Glenwood Street subject to the departmental reviews attached hereto and the following four conditions of approval:

1. The signage and striping plan shall be provided in the Building Permit.
2. Prior to issuance of a Building Permit a landscape bond shall be submitted in the amount of 125% of the estimated landscape costs.
3. This approval is subject to Section 7.4.2.D.13 Apartment Building Exemption (now deleted). Upon future subdivision the applicant at that time will be subject to the affordable housing regulations in place at the time of Sketch Plan approval (August 13, 2018). The affordable housing regulations in place (LDRs updated 8/9/2017) required a 25% mitigation which would result in at least four units being deed restricted as affordable ownership units.
4. At the time of Building Permit submittal the applicant shall provide plans to pave the portions of the alley described in this report and obtain the necessary right-of-way permits. All work shall be to the satisfaction of the Town Engineer prior to final approval.

Also, to authorize staff to pursue a cost-sharing agreement for the extension of the sidewalk, as well as to work with the applicant to change the sidewalk if the applicant chooses to attempt to save the trees.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P19-152: Development Plan for 7-Lot Subdivision at 115 Nelson Drive. Arne Jorgensen stated that he had worked with the property owner in the past on zoning matters without compensation and planned to participate in this item unless someone perceived a conflict. No conflicts were noted. Tyler Valentine made staff comment. Melissa Ruth with Y2 Consultants made comment on behalf of the applicant. The applicant, Sadek Darwiche, made comment on the size of the proposed homes.

Public comment was given by Carolyn Daily.

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P19-152, a motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to approve a 7- lot subdivision for the property addressed at 115 Nelson Drive, subject to the departmental reviews attached hereto and the following three conditions of approval:

1. If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.
2. As part of the Subdivision Plat the applicant shall provide a 30-foot wide access and utility easement on Parcel 2 benefitting Parcel 1.
3. As part of the Subdivision Plat the applicant shall add a note on the plat requiring all habitable structures to have fire sprinklers as long as the private road does not include a fire turnaround.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P19-204: Sagebrush Apartment - HUD Rider and Side Agreement. Paul Anthony made staff comment on changes to the HUD Rider that was approved by the Town Council in May 2019. April Norton made comment on the HUD Rider and Restrictions. Stefan Fodor made comment on behalf of the applicant.

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve the applicant's request (P19-204) to accept the proposed changes to the HUD Rider and Side Agreement to the Special Restriction subject to any departmental reviews, and to direct the Town Attorney to work with the applicant to draft final documents consistent with this approval. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried.

Item P19-216: Sagebrush Apartment - For .23 Acre Floodway Parcel. This item was not heard and no action was taken.

Matters from Mayor and Council. Jim Stanford made comment on the upcoming Pow-Wow. Hailey Morton Levinson made comment on the WAM Region 5 meeting. Arne Jorgensen made comment on a net metering discussion with the Joint Revenue Committee. Pete Muldoon made comment on a Mediation Workshop in October.

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve registration fees for any council member wishing to attend the October 22-25, 2019, Mediation Workshop hosted by the University of Wyoming Extension in Jackson. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried.

Town Manager's Report. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to accept the Town Manager's Report into the record. The Town Manager's Report contained an update on the sales and lodging tax, Government Finance Officers Association (GFOA) Award, and a Davey Jackson Historical Marker. With the acceptance of the report, the Council authorized staff to work with Daughters of the American Revolution for an outdoor, bronze type of a historical marker that is on a post/stand for placement on the lawn at Town Hall. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Pete Muldoon to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 8:15 p.m. minutes:spb

TOWN OF JACKSON

ATTEST:

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: September 25, 2019

Pete Muldoon, Mayor