

Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

March 7, 2022

2:00 PM

In-person in Town Council Chambers and via Zoom

Chair: Mayor Hailey Morton Levinson

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. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/87277265938?pwd=OFB1MGgxcVhjV0oxWlRoaONpa3AzZz09>

If the link does not work, join at [zoom.com](https://zoom.us) with Webinar ID: **872 7726 5938** Password: **83001**

or join by phone **+1 669 900 9128** with Webinar ID: **872 7726 5938** and Passcode: **83001**

II. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENTS

III. PUBLIC COMMENT

This section is reserved for comments on items that are not otherwise included in this agenda. Public comment is limited to 3 minutes. As a general practice, the Electeds will not hold discussion or debate these comments. Nor will they make any decisions presented during this time, but rather refer to staff for follow-up. If you would like to communicate with the Electeds during the meeting, please address them during this open public comment, when public comment is called for on a specific agenda item or send an email to council@jacksonwy.gov and commissioners@tetoncountywy.gov.

IV. CONSENT CALENDAR

A. Meeting Minutes

1. February 7, 2022 JIM
2. February 28, 2022 Special JIM

V. DISCUSSION/ACTION ITEMS

- A. Regional Housing Needs Assessment (April Norton, 120 mins)
- B. Radio Committee Agreement & Radio Subscriber Agreement (Sarah Mann & Michelle Weber, 30 mins)

VI. MATTERS FROM COUNCIL, COMMISSIONERS AND STAFF

VII. PROPOSED ITEMS FOR FUTURE JOINT INFORMATION MEETINGS

- 4/11 Housing Nexus Study (90 mins)
- 4/11 Recreation Center Expansion (60 mins)
- 4/25 Long Range Planning Annual Indicator Report and Work Plan (60 mins)
- 4/25 Housing Supply Plan and Department Work Plan (60 mins)
- 5/2 Quarterly BUILD Grant Update (20 mins)
- 6/6 Housing Rules and Regulations Annual Clean Up (60 mins)
- 7/11 Housing Mitigation Program Policy (120 mins)

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.

VIII. 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.

JOINT INFORMATION PROCEEDINGS – UNAPPROVED
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

FEBRUARY 7, 2022

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a joint information meeting (JIM) virtually via Zoom and Swagit. Upon roll call the following were found to be present at 3:00 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Jim Rooks, Arne Jorgensen, Jonathan Schechter, and Jessica Sell Chambers.

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

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Tyler Sinclair, Susan Scarlata, Paul Anthony, Kelly Thompson, Bruce Abel, Russ Ruschill, Lynsey Lenamond, Riley Taylor, April Norton, Keith Gingery, Michael Palazzolo, Kristi Malone, Carl Pelletier, Carly Anderson, Amy Ramage, Richard Uhl, and Maureen Murphy.

PUBLIC COMMENT. Rebecca Bextel, Karen Saner, Blair Maus, Johnathan Bextel, Susie Green, Marta Vadilla, Bob Culver, and Crystal Spring Haney made public comment.

CONSENT CALENDAR. On behalf of the Town, a motion was made by Jim Rooks and seconded by Arne Jorgensen to approve consent calendar item A as presented with the following motion. On behalf of the County, a motion was made by Mark Newcomb and seconded by Greg Epstein to approve consent calendar item A as presented with the following motion. No public comment was given on the Consent Calendar.

- A. **Meeting Minutes.** To approve Joint Information Meeting (JIM) minutes for the January 10, 2022 Special JIM and January 24, 2022 Special JIM as presented.

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

Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried County.

Housing Preservation Program. April Norton made staff comment. Council and Commission held discussion with staff.

Rebecca Bextel, Anna Olsen, Blair Maus, and Crystal Haney made public comment.

On behalf of the Town, motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to include the Preservation Program in the 2022 Housing Department Rules and Regulations updates. The vote showed Morton Levinson, Jorgensen, Schechter, and Sell Chambers in favor with Rooks opposed. The motion carried for the Town.

On behalf of the County, motion was made by Luther Propst and seconded by Mark Newcomb to direct staff to include the Preservation Program in the 2022 Housing Department Rules and Regulations updates. Chairwoman 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 Jessica Sell Chambers and seconded by Arne Jorgensen to continue the remaining portions of this item to a date uncertain. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to continue the remaining portions of this item to a date uncertain. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried for the County.

Quarterly BUILD Grant. On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to continue the quarterly BUILD Grant discussion to a date uncertain. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Greg Epstein and seconded by Mark Barron to continue the quarterly BUILD Grant discussion to a date uncertain. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried for the County.

START Budget Amendment. Bruce Abel made staff comment. Council and Commission held discussion with staff.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the amendment of the FY 2022 START budget: 1) for the provision of START-on-Demand microtransit service in the amount of \$99,500 to an amended total budget amount of \$470,000; and 2) for the acquisition and installation of Intelligent Transportation System in the amount of \$600,000 to an amended total budget amount of \$600,000. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Luther Propst to approve the amendment of the FY 2022 START budget: 1) for the provision of START-on-Demand microtransit service in the amount of \$99,500 to an amended total budget amount of \$470,000; and 2) for the acquisition and installation of Intelligent Transportation System in the amount of \$600,000 to an amended total budget amount of \$600,000. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried for the County.

Public Hearing and Resolution #22-02: Restaurant Construction Project at Airport. Riley Taylor made staff comment. Mayor Morton Levinson opened a public hearing. There was no public comment. Mayor Morton Levinson closed the public hearing.

On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to adopt the resolution approving the issuance by the Jackson Hole Airport Board of private activity revenue bonds in one or more series in an amount not to exceed \$25 million for financing and/or refinancing the design, construction, remodel and improvement at Jackson Hole Airport.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to adopt the resolution approving the issuance by the Jackson Hole Airport Board of private activity revenue bonds in one or more series in an amount not to exceed \$25 million for financing and/or refinancing the design, construction, remodel and improvement at Jackson Hole Airport.

AUTHORIZING RESOLUTION 22-02

A JOINT RESOLUTION APPROVING THE ISSUANCE BY THE JACKSON HOLE AIRPORT BOARD OF PRIVATE ACTIVITY REVENUE BONDS IN ONE OR MORE SERIES IN AN AMOUNT NOT TO EXCEED \$25 MILLION FOR FINANCING AND/OR REFINANCING THE DESIGN, CONSTRUCTION, REMODEL AND IMPROVEMENT AT JACKSON HOLE AIRPORT

WHEREAS, the Jackson Hole Airport Board (the “Airport Board”) was created by Ordinance No. 109 of the Town of Jackson (the “Town”) and Resolution of the Board of County Commissioners of Teton County (the “County”), pursuant to Wyoming Statute §10-5-202 to own and operate the Jackson Hole Airport (the “Airport”);

WHEREAS, pursuant to Wyoming Statute 16-1-104(d), any airport board created pursuant to Wyoming Statute §10-5-202 is deemed a joint powers board;

WHEREAS, the Airport Board proposes to proceed with a plan of financing involving (i) the costs incurred for the design, construction, equipping and related costs of remodeling certain portions of the passenger terminal building, as well as capital improvements to other Jackson Hole Airport (the “Airport”) facilities, (ii) the current refunding of the Airport’s Special Facilities Revenue Bond (New Fuel Facility Project) Series 2018A (AMT) and (iii) the expenses incurred in connection with the issuance of its Series 2022 Bonds, defined hereinafter. (the “Project”);

WHEREAS, a notice of public hearing was published on the Jackson Hole Airport website on January 31, 2022 and that a joint hearing was held on February 7, 2022 by the County and the Town relative to the Project;

WHEREAS, the Project is estimated to cost approximately \$28,000,000, the Airport Board proposes to issue private activity revenue bonds of an amount not to exceed \$25,000,000 in

one or more series with additional moneys for the Project (the “Series 2022 Bonds”), including for cost overruns coming from the Airport Board funds;

WHEREAS, the Board of County Commissioners of Teton County, as a participating agency and a jurisdiction in which the Airport is located, desires to approve the issuance by the Airport Board of such bonds;

WHEREAS, the Town Council of the Town of Jackson, as a participating agency and a jurisdiction in which the Airport is located, desires to approve the issuance by the Airport Board of such bonds; and

WHEREAS, public notice of the meeting at which this Resolution is being considered and its subject matter has been duly given in accordance with law.

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Teton and Town Council of the Town of Jackson, in regular session duly assembled, that the Jackson Hole Airport Board is authorized to issue private activity revenue bonds in an amount not to exceed \$25,000,000 to fund a plan of financing involving the Project, and for purposes of Section 147(f) of the Internal Revenue Code of 1986, such Series 2022 Bonds, the Project and such plan of finance are hereby approved.

The undersigned duly qualified and acting Teton County Clerk and Town Clerk certifies that the foregoing is a true and correct copy of a Resolution adopted by the Teton County Commissioners and Jackson Town Council on the 7th day of February 2022, the meeting was held according to law and said Resolution has been duly entered in the permanent records of Teton County and Town of Jackson.

This Resolution shall become effective upon adoption.

PASSED, APPROVED, AND ADOPTED this 7th day of February, 2022.

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

Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

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

The meeting adjourned at 4:54 P.M.

Town of Jackson

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

Minutes:rt
Publish JH News & Guide: February 16, 2022

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

FEBRUARY 28, 2022

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in-person and via Zoom. Upon roll call the following were found to be present at 2:35 p.m.:

TOWN COUNCIL: *In-person*: Mayor Hailey Morton Levinson, Jim Rooks, Jonathan Schechter, Arne Jorgensen. *via Zoom*: Jessica Sell Chambers

COUNTY COMMISSIONERS: *In-person*: Chairwoman Natalia Macker, Luther Propst, Mark Barron, Greg Epstein, and Mark Newcomb.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Tyler Sinclair, Susan Scarlata, Kelly Thompson, Russ Ruschill, Riley Taylor and Lynsey Lenamond.

BUILD GRANT UPDATE. Bill Jones with Jorgensen Associates made staff comment. Council and Commission held discussion with staff. No motion was made.

Council and Commission recessed until 3:22pm.

HOUSING PRESERVATION PROGRAM – CONTINUED. April Norton made staff comment. Council and Commission held discussion with staff.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jim Rooks to direct staff to expand the Preservation Program to allow for the purchase of Workforce Rental deed restrictions on existing units for a maximum of 10% of the home's value not to exceed \$100,000.

Mayor Morton Levinson called for a vote. The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Luther Propst and seconded by Greg Epstein to direct staff to expand the Preservation Program to allow for the purchase of Workforce Rental deed restrictions on existing units for a maximum of 10% of the home's value not to exceed \$100,000.

Chairwoman Macker called for a vote. The vote showed 5-0 in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct and authorize the Jackson / Teton County Housing Authority to allocate \$1,000,000 in 2019 SPET funds for the Preservation Program.

Mayor Morton Levinson called for a vote. The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Greg Epstein to direct and authorize the Jackson / Teton County Housing Authority to allocate \$1,000,000 in 2019 SPET funds for the Preservation Program.

Chairwoman Macker called for a vote. The vote showed 5-0 in favor and the motion carried for the County.

HOUSING RULES AND REGULATION TOPIC IDENTIFICATION. April Norton and Stacy Stoker made staff comment. Council and Commission held discussion with staff.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the list of Rules and Regulations topics for update attached to this staff with the following alterations:

1. Add a topic for annual reporting and review requirements for tenants of rentals
 2. Add to the livability standards a requirement to add energy star appliances
- and direct staff to present the altered list at the June 6th JIM with policy options for each topic.

Mayor Morton Levinson called for a vote. The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Luther Propst and seconded by Mark Newcomb to approve the list of Rules and Regulations topics for update attached to this staff with the following alterations:

1. Add a topic for annual reporting and review requirements for tenants of rentals
 2. Add to the livability standards a requirement to add energy star appliances
- and direct staff to present the altered list at the June 6th JIM with policy options for each topic.

Chairwoman Macker called for a vote. The vote showed 5-0 in favor and the motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Arne Jorgensen to adjourn. Mayor Morton Levinson called for a vote. The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed 5-0 in favor and the motion carried for the County.

The meeting adjourned at 4:18 P.M.

Town of Jackson

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

Minutes:rt
Publish JH News & Guide: March 9, 2022



JOINT INFORMATION MEETING AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Joint Housing

PRESENTER: April Norton

MEETING DATE: March 7, 2022

SUBJECT: Regional Housing Needs Assessment Findings Presentation

STATEMENT/PURPOSE

The Teton County Board of County Commissioners ("Board") and Jackson Town Council ("Council"), along with elected representatives from Lincoln County, Wyoming and Teton County, Idaho, will hear a presentation of the findings from the Regional Housing Needs Assessment provided by Wendy Sullivan, lead consultant on the project.

At the end of the presentation, each elected official will be asked what his/her biggest takeaway from the presentation is.

BACKGROUND/ALTERNATIVES

The Board and Council awarded the Regional Housing Needs Assessment ("HNA") and Housing Nexus Study contract to WSW Consulting on June 7, 2021. The HNA is a regional study that includes Teton County and Northern Lincoln County, Wyoming and Teton County, Idaho. The consultant team utilized multiple data sources to inform the study – national data sources: Census/ACS, Bureau of Labor; local data sources: assessors, MLS, planning departments; and primary data sources: interviews and surveys.

The HNA tells us how much and what type of housing we need for whom and at what price points. It also provides some recommended next steps for the Teton Region collectively and for the individual counties within the region.

COMPREHENSIVE PLAN ALIGNMENT

Comprehensive Plan Policy:

- Maintain a diverse population by providing workforce housing. Principle 5.1.
- Reduce the shortage of housing that is affordable to the workforce. Principle 5.3.

STAKEHOLDER ANALYSIS

A [stakeholder group](#) of 30 individuals participated as part of the HNA work.

FISCAL IMPACT

The HNA scope of work is \$135,000. Teton County, Idaho has agreed to fund 15% of this cost (\$20,250) and the Town and County are splitting the balance 50/50 (\$57,375 each).

STAFF IMPACT

This project has required significant staff time from multiple departments across the Town and County. These departments include Town & County Planning, Town Community Development, and Joint Housing.

LEGAL REVIEW

None

ATTACHMENTS

- [Regional Housing Needs Assessment – Draft March 2022](#)
- PowerPoint Presentation with notes

RECOMMENDATION

No vote required.

Teton Region Housing Needs Assessment

March 7, 2022

Teton Region



WSW CONSULTING

Regional Housing Needs Assessment

January 2022 - **WORKING DRAFT**

WILLIFORD, LLC
LAND AND AFFORDABLE HOUSING

NAVIGATE
COMMUNITY DEVELOPMENT

URBANrural
PLANNING & DESIGN

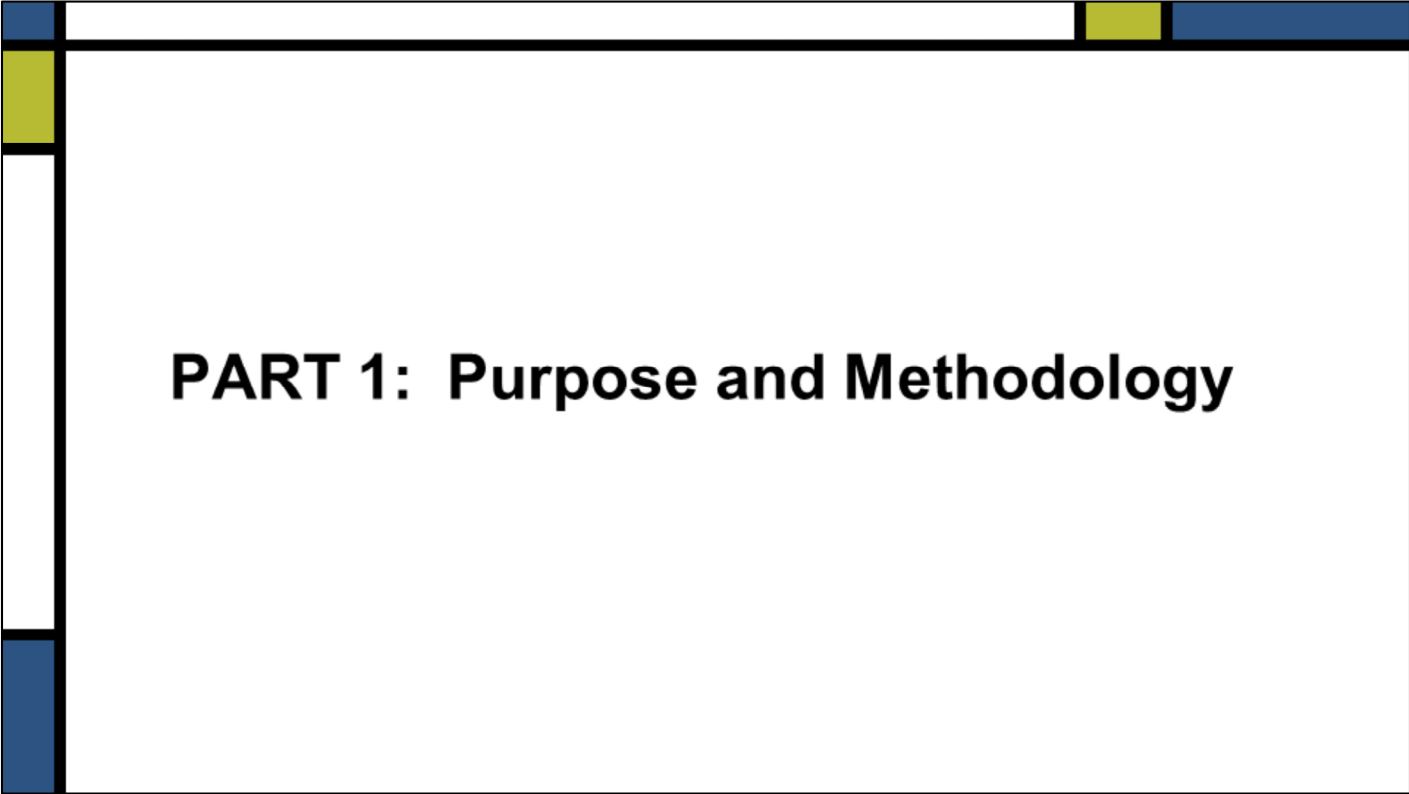
ops
strategies

This presentation is meant to accompany the Teton Region Housing Needs Assessment Report which can be found online.

http://jhaffordablehousing.org/DocumentCenter/View/21444/FINAL_TetonRegion_HNA?bidId=

Agenda

- Purpose and Methodology (10 minutes)
- Study Highlights: each section followed by 15 minute break for questions
 - Jobs & housing imbalance (15 minutes)
 - Why is resident/employee housing important? (15 minutes)
 - Resident/employee housing needs (15 minutes)
- Questions and Next Steps (15 minutes)



PART 1: Purpose and Methodology

Project Building Blocks



This study has three components – 1) Regional Housing Needs Assessment (Teton & No. Lincoln Counties, WY & Teton County, ID), 2) Housing Nexus study (Teton County, WY – only), and 3) Community Housing Strategy Plan (Teton County, WY – only). This presentation focuses on the first item – the **Regional Housing Needs Assessment**.

The purpose of the housing needs assessment is to tell the “housing story” of the counties and Region. In doing so, it provides the “why” (the data) behind the “what” (observations and experiences). We all know that housing has long been difficult for residents and employees making their living in the Region to find and afford. This report provides information and data to explain why housing challenges are occurring, and for whom. It provides information to help evaluate and prioritize housing programs and policies, educate the community on housing needs and impacts, and attract/acquire funding/resources needed to make a difference. As such, this information can help the counties and Region take the next step – to refine or develop a focused housing strategy to help address local resident and employee housing needs.

Study Region

The Teton Region →



The study focuses on the Teton Region, defined as Teton County, WY, Teton County, ID, and N. Lincoln County, WY (including Smoot and North thereof).

Household Income – Area Median Income (AMI)

Teton County, WY

AMI Level	1-person	2-person	3-person	4-person
50%	\$40,460	\$46,240	\$52,020	\$57,800
80%	\$64,736	\$73,984	\$83,232	\$92,480
100%	\$80,920	\$92,480	\$104,040	\$115,600
120%	\$97,104	\$110,976	\$124,848	\$138,720
200%	\$161,840	\$184,960	\$208,080	\$231,200

Sources: HUD, Jackson/Teton Affordable Housing Department

An important term to cover is Area Median Income since much of the discussion centers around what households at these different income levels can afford. AMI is defined by the Department of Housing and Urban Development (“HUD”) for every county in the US and updated each year. HUD calculates income levels for households ranging from 1- to 8-persons. The overall median for each household size is represented by the 100% AMI level – households earning below this earn less than the median, and households earning above this earn above the median. AMI is used to set income and rent limits for affordable housing programs statutorily linked to HUD income limits (e.g. low-income housing tax credit rentals – state and federal funds used for housing production and programs utilize the AMI standard).

In each county in the study area, the average household size ranges from about 2.6 to 3.0, which is why the 3-person column is highlighted. When discussing affordability levels throughout this presentation, the 3-person income levels are used.

Household Income – Area Median Income (AMI)

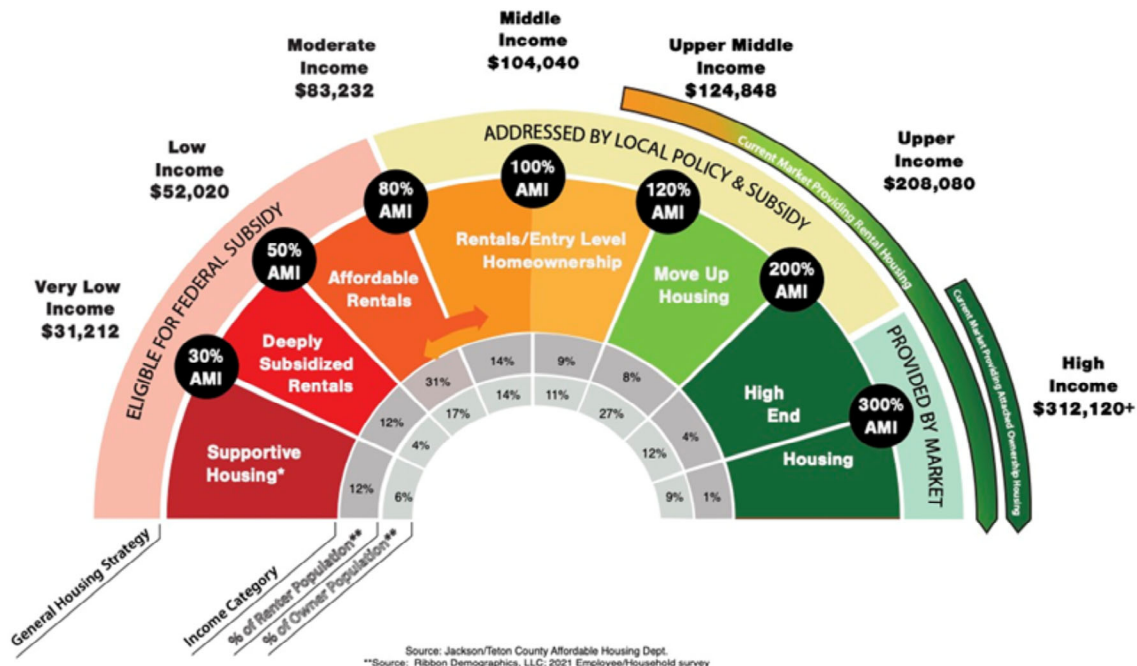
3-person households

AMI Level	Teton County, WY	Teton County, ID	N. Lincoln County, WY
50%	\$52,020	\$34,400	\$37,350
80%	\$83,232	\$55,000	\$59,800
100%	\$104,040	\$68,800	\$74,700
120%	\$124,848	\$82,560	\$89,640
200%	\$208,080	\$137,600	\$149,400

Sources: HUD, Jackson/Teton Affordable Housing Department

This table shows how the income levels vary by county for an average sized 3-person household in the study area. As shown, AMIs in Teton County, WY, are about 50% higher than in NLC and Teton ID. Incomes in NLC are only slightly higher (8%) than those in Teton ID.

Teton County WY Spectrum of Housing Needs (January 2022)

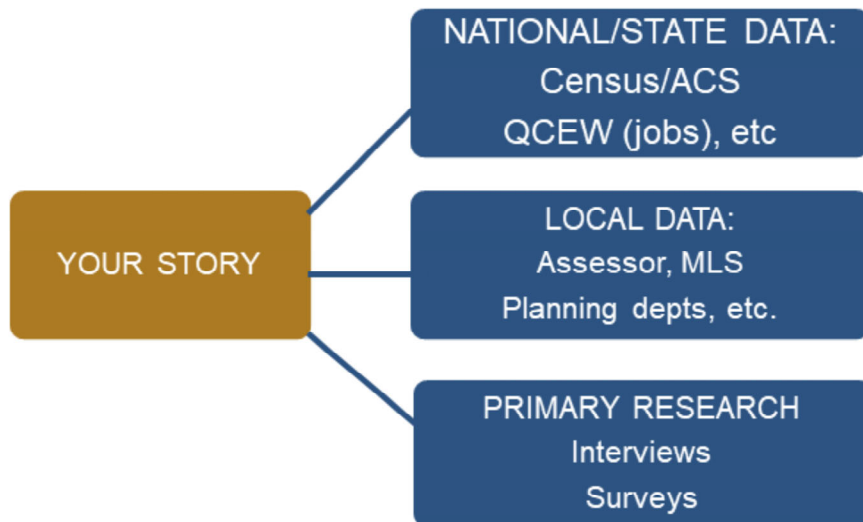


The AMI you saw in the prior table are the same as the incomes that you see around the outside of this bridge. This graphic illustrates the approach taken in the report when analyzing and reporting on housing needs in each county in the study area and the Region: which is to evaluate the entire spectrum of housing needs, from lower income households needing rentals to get a foothold in the community (red), through high-income earners (green side) that could afford to pay \$750,000 (200% AMI level) or more for a home.

This graphic illustrates the type of housing that is typically most needed and sought out by households earning at different AMI levels. It helps to show the full range of housing that a community needs to ensure that households of all types (families, singles, etc.) and at different life and economic stages have access to the housing they need as their needs change – what we call the “life cycle of housing.” It ensures that rentals are available (on the left side) for employees filling service jobs, for example, up through rentals needed at higher price points (e.g. 80% to 100% AMI) for higher earning households. As households begin earning over 80% AMI, they are often searching to purchase their first home, and as families grow or more space is needed, opportunities to move up into larger homes (e.g. the green areas), and then having opportunities to downsize as households become empty nesters.

The graphic also shows the percentage of residents earning at each income level by whether they own or rent their home (the grey bars). This shows where the majority of renter housing is needed (in Teton WY, 68% of renters earn below 100% AMI) and the primary ownership market (households earning between about or below 80% AMI up to 200% AMI in Teton WY). These primary owner and renter markets will be referenced more in this presentation.

Data:



The study uses what we call “three points of reference” in analyzing the housing needs in the Region. A combination of secondary data (Census, etc), local data (planning departments, etc), and primary research (interviews, surveys) is used – all three sources together help to explain trends observed and define the housing “story” for the region.

Survey specifics:

- For the survey representation percentages that are reported: these are consistent for Teton County, Wyoming, and Teton County, Idaho (e.g. 8% of businesses, etc.)
- For N. Lincoln County – in the employee survey, about 5% of households are represented, mostly households with someone commuting into the Teton Valley for work
- Margin of error: +/-2% at the 95% confidence interval for the region; 2-3% when shown just for one of the Teton counties.
- Employer survey
 - 262 businesses (8%); 8,800 employees (33%)
- Employee/Resident survey
 - 3,478 responses (383 Spanish version) representing 6,200 employees in the Teton Counties (23%)

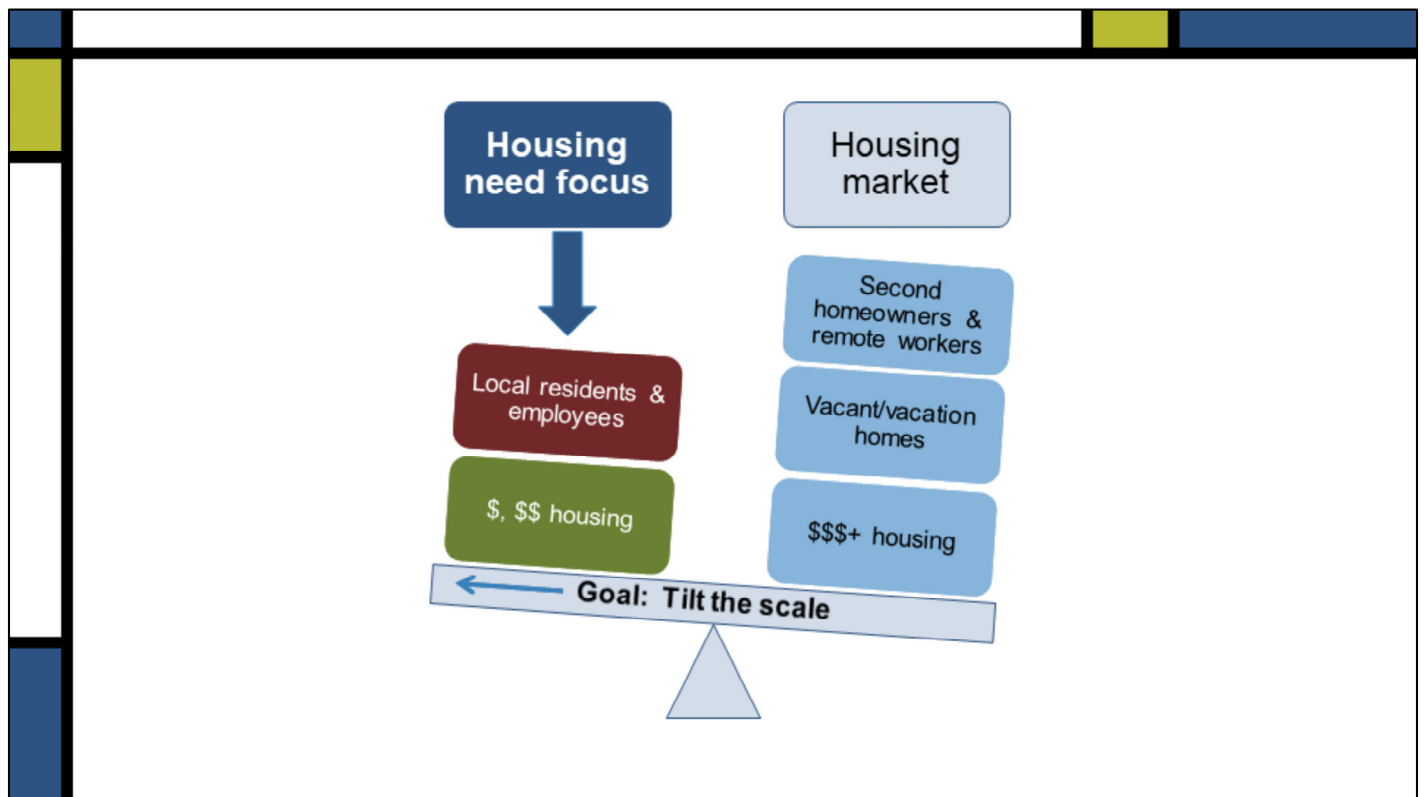
PART 2: Jobs/Housing Imbalance

Key takeaways:

- Teton County, Wyoming, relies on local employees being able to find homes in neighboring counties – this "relief valve" is quickly disappearing.
- Housing prices are up A LOT; housing supply cannot get much lower.
- Housing costs too much for the majority of people making their living in the Teton Region, even with multiple jobs.

The number of jobs has increased 2.8% per year since 2010; housing units have increased 1.2% during that same timeframe.

In Teton County, WY, since 2015, 41% of all homes built (411 of 966) have been restricted for local workers.

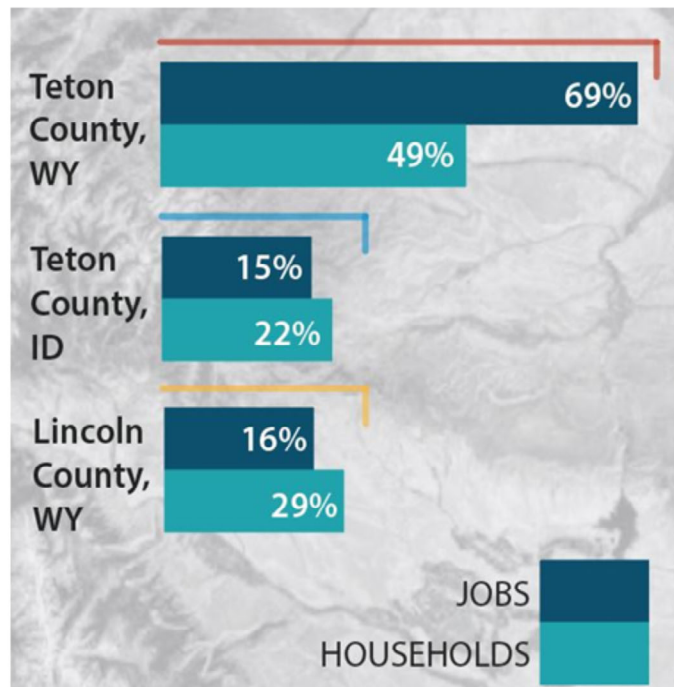


In highly desirable places to live, like the Teton Region, the area is very attractive to persons who earn much higher incomes elsewhere and/or have substantial assets.

As a result, a common theme in communities such as the Teton Region is a shortage in the supply of housing at prices that people making their living can afford.

This is where housing policy and programs come into place – to help “tilt the scale” (or rebalance the housing market) to ensure opportunities continue to be available for people making their living in the area. This is important, as will be discussed, to maintain the vibrancy, services, economy, and community in the Region.

Where jobs and households are located

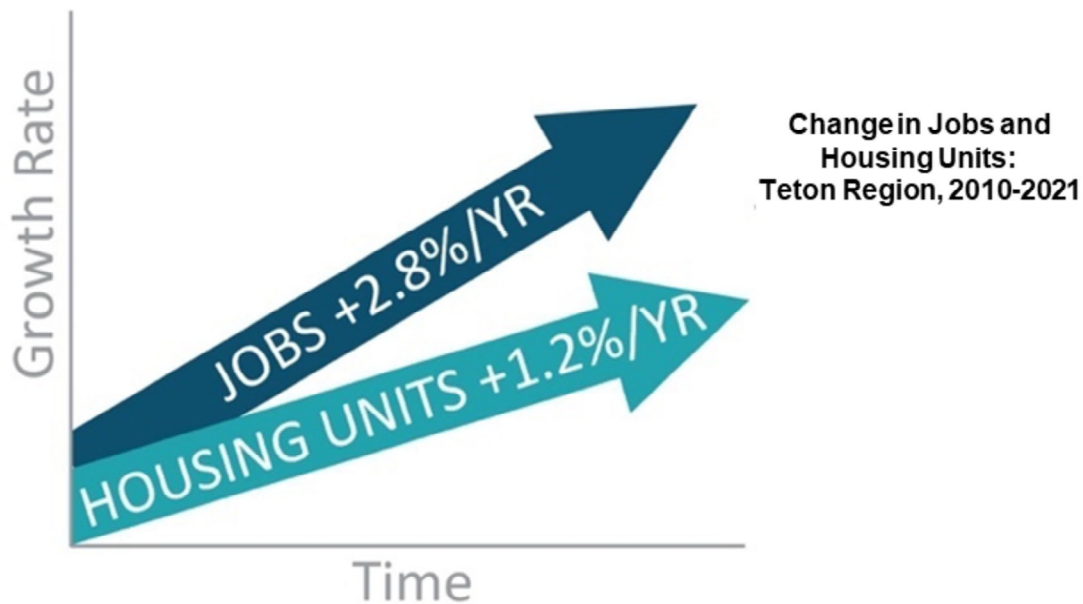


Teton County, WY, has proportionally more of the jobs (69%) than households (49%) in the Region.

Result: Teton County, Wyoming, relies on employees being able to find homes in neighboring communities to function well.

This imbalance also affects Teton County, WY's, regional neighbors – demand from Teton County, WY workers puts pressure on other housing markets.

Jobs growing faster than housing supply

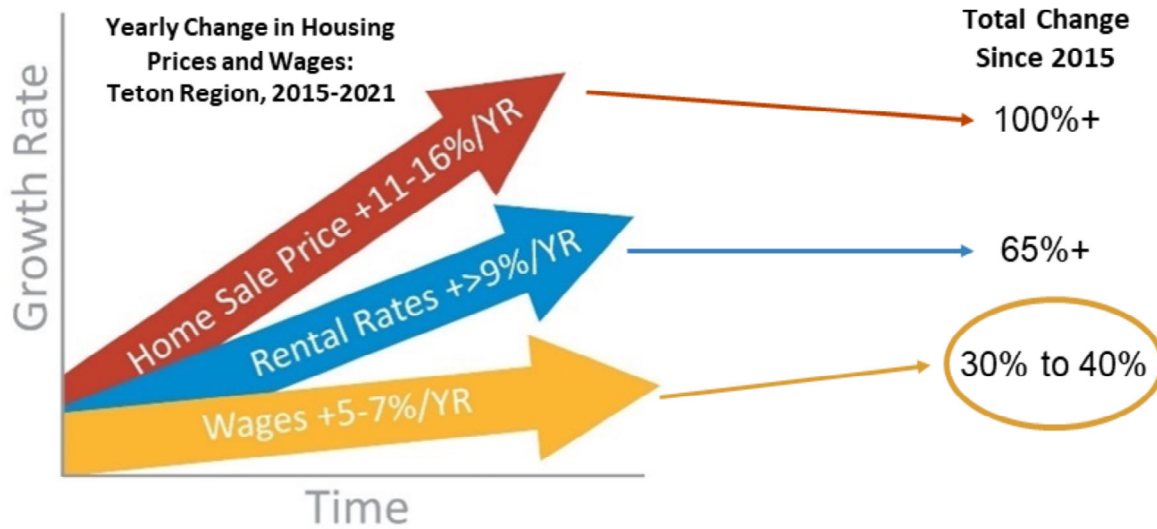


Another factor that puts pressure on the housing market is that the production of housing has not been occurring at a fast enough rate to keep up with job growth. Employees need housing – as jobs grow, the need for housing grows. Where there are too few units, prices rise.

Result: near 0% rental vacancy rate; shortage of homes for sale. Homes priced below \$500,000 in the region are quickly disappearing.

Teton ID and N. Lincoln hit hardest – jobs have been growing at more than twice the rate of jobs in TC WY since 2015 (5% TC ID, 4% NLC, <2% TC WY); added less than ½ housing units needed to keep up. TC WY added ¾ (75%) of housing units needed to keep up.

Housing is further out of reach for people making their living locally



When demand for housing exceeds supply, then prices rise. In highly desirable places to live, like the Teton Region, however, the rise in prices is not limited by what people earning their living locally can afford... as shown earlier (the scale graphic), the area is very attractive to persons who earn much higher incomes elsewhere and/or have substantial assets.

Median sale prices more than doubled since 2015; rents rose 65%; local wages increased between 30 to 40%... Well below what is needed to keep up with housing prices.

Incomes/Wages Needed to Afford to Buy

	Teton County, WY	Teton County, ID	N. Lincoln County, WY
Median sale price: 2015	\$847,500	\$281,500	\$280,000
Median sale price: 2021 (thru Oct)	\$1,765,000	\$650,000	\$705,000
% change	108%	131%	152%
Income to purchase (2021)	\$469,000	\$156,500	\$169,500
AMI level	451%	227%	227%
# of average wages*	7.8	3.9	4.0

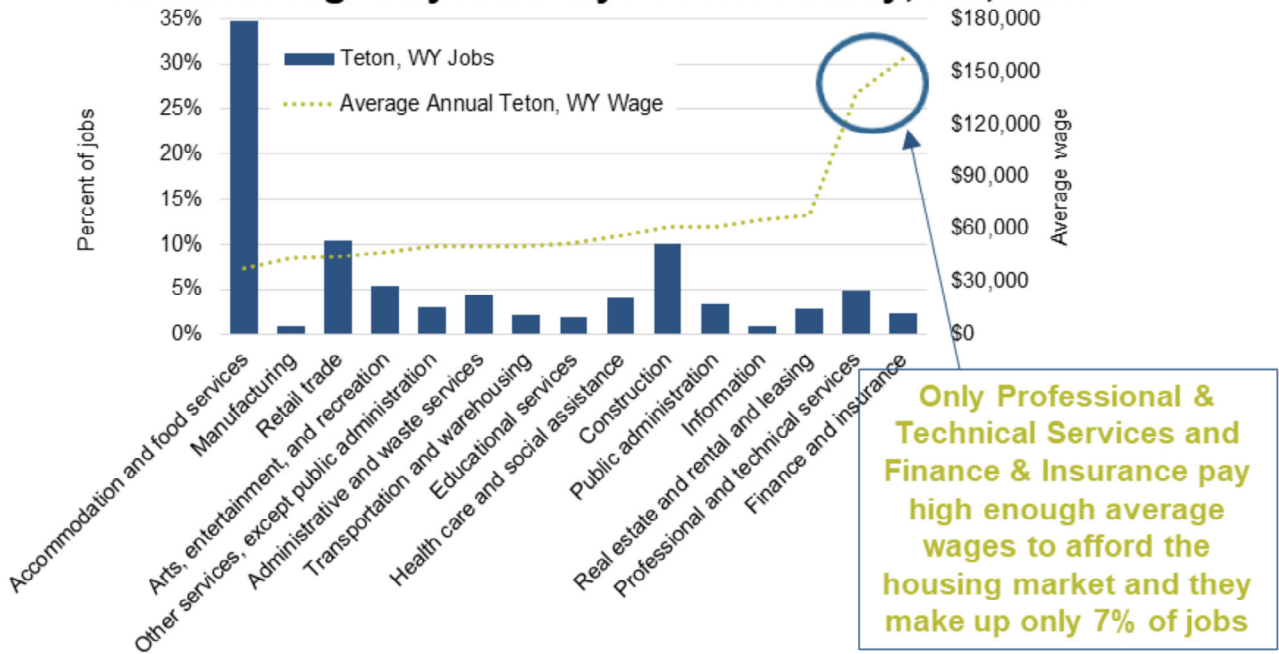
*Average wage: \$60,000 (Teton WY); \$40,500 (Teton ID); \$42,300 (N. Lincoln)

Taking a look at the for sale market, If you recall from the bridge discussion, the primary resident needs for ownership housing are priced for households earning between about 80% AMI (or a little below) up to 200% AMI. Median Sale prices more than doubled in the past 6-years, meaning that for local residents to keep up, incomes/wages also needed to double – which they did not. As shown above – incomes well over 200% AMI are now needed to afford median homes sold in 2021.

The shift in Teton ID and N. Lincoln are the greatest – incomes between 100% to 120% AMI could afford the median home sold in 2015 in these counties... which was within the core resident ownership needs; not anymore. This also means that households in Teton Wy that needed homes priced below \$500K could find them in neighboring counties – in the past couple of years, this option has largely disappeared... (dropping from 87% of homes sold in 2015 to 30% in 2021).

Households need to earn about 4 or more average wages in the area to afford to purchase a home.

Jobs and Wages by Industry: Teton County, WY, 2020



To further illustrate the wage/home price discrepancy, Only two professions in Teton County, Wyoming, pay average wages that can afford the price of homes available on the market: professional and technical services, and finance and insurance – comprising only 7% of jobs.

For those working in accommodation and food services – the predominate industry in TC WY (35% of jobs), you need almost 4 wages to afford the average rental and 7 wages to purchase the median multi-family home on the market.

Industries paying average wages below the overall average (\$60K in Teton WY; \$40-\$42K in Teton ID and N. Lincoln) comprise over 70% of jobs.

Assuming 40 hours/week, 2080 hours/year:

\$60k/year = \$28.85/hour

\$40k/year = \$19.23/hour

Resident/Employee Incomes vs. Market – For Purchase

Teton Region

AMI Level	% of Households	% of for sale listings
<50%	19%	0%
50.1-80%	17%	0%
80.1-150%	33%	6%
150.1-200%	12%	10%
200.1-300%	7%	22%
>300%	12%	61%

81% of households

83% of listings

Note: listings as of Nov. 1, 2021; percentages may add to other than 100% due to rounding
Sources: HUD, Jackson/Teton Affordable Housing Department Ribbon Demographics, LLC, MLS, consultant team

When comparing the distribution of resident/employee households by AMI level to available homes for sale that are priced affordable for households at each level, the market imbalance is very apparent. About 81% of households earn under 200% AMI; whereas 83% of units are priced for households earning over 200% AMI. Ideally, the distribution of available homes would approximate the distribution of households; or at least provide a healthy supply of homes priced affordable for residents/employees.

81% of all households earn <200% AMI. Only 17% of listings in the region are affordable to those (81%) households.

Primary Housing Prices Needed by Residents/Employees

Teton Region

"... my household has saved money for a down payment and could manage a mortgage that would make a \$700,000 home manageable for us. However, there's nothing on the market close to that price range."

-2021 Employee Survey Comment

AMI Level	Teton County, WY	Teton County, ID	N. Lincoln County, WY
80% to 200% AMI	\$300,000 to \$780,000	\$200,000 to \$600,000	\$200,000 to \$600,000
Median asking price (Nov. 2021)	\$3.5 million	\$890,000	\$750,000

Prices based on a 3-person household earning within the specified AMI level

Households earning 80 to 200% AMI tend to be more interested in purchasing a home (represented by the orange color in the housing bridge for each county).

Core ownership housing needs for each county based on the sales price of the home:

- Teton County, WY: \$300k to \$780k
- Teton County, ID: \$200k to \$600k
- N. Lincoln County, WY: \$200k to \$600k

Incomes/Wages Needed to Afford Rents

	Teton County, WY	Teton County, ID	N. Lincoln County, WY
October-November 2021 average listed rents	\$3,469	\$2,474	\$1,702
AMI level	133%	144%	91%
Income to rent	\$138,720	\$98,960	\$68,080
# of average wages	2.3	2.4	1.6

*Average wage: \$60,000 (Teton WY); \$40,500 (Teton ID); \$42,300 (N. Lincoln)

When looking at rentals in the area:

If you recall from the bridge discussion, the primary renter market is for rentals priced for households earning about 100% AMI or less. Advertised rentals are what many new employees will find when searching for housing in the area. In Oct/Nov 2021, households in Teton WY and Teton ID needed to earn over 100% AMI and earn equivalent to 2.3 to 2.4 average wages in the respective county to afford advertised market rents. In other words, in a household with two primary earners making average wages, at least one needs to hold multiple jobs to afford advertised rents.

Rents in N. Lincoln are comparatively affordable; however, the primary problem is lack of rentals (near 0% vacancy), as well as the cost and time of commuting if household members are employed in Teton County, WY, taking away much of the rent savings (which will be discussed later).

Resident/Employee Incomes vs. Market – For Rent

Teton Region

"For many years if you had two jobs it was enough for one person to pay rent and have some left over. But this year people must have at least three jobs."

-2021 Employee/Household Survey comment

AMI Level	% of Renter Households	% of available rentals
<50%	30%	7%
50.1-80%	24%	13%
80.1-100%	12%	7%
100.1-120%	8%	8%
120.1-200%	13%	40%
>200%	12%	27%

75% of renters

74% of units

Note: advertised rentals available Oct-Nov 2021; percentages may add to other than 100% due to rounding
Sources: HUD, Jackson/Teton Affordable Housing Department, Ribbon Demographics, LLC, consultant team

When comparing the distribution of renters by AMI level to available rentals priced affordable for households at each level, this market imbalance is very apparent. About 75% of renters earn under 120% AMI; whereas 74% of units are priced for households earning over 100% AMI. Ideally, the distribution of available rentals would approximate the distribution of renter households.

Core rental housing needs by monthly rent rate for each county:

- Teton County, WY: \$1,000 to \$2,600/month (<100% AMI)
- Teton County, ID: \$850 to \$1,500/month (<80% AMI)
- Northern Lincoln County, WY: \$850 to \$1,500/month (<80% AMI)

Primary Rents Needed by Residents/Employees

Teton County, WY	Teton County, ID	N. Lincoln County, WY
\$1,300 to \$2,600	\$900 to \$1,400	\$900 to \$1,500

"[M]y health is compromised by working 78 hours a week to keep housing."

-2021 Employee/Household Survey comment

Prices based on a 3-person household earning between 50% and 100% AMI (Teton WY) and 50% and 80% AMI (Teton ID, N. Lincoln)

While there is a shortage of rentals in general in the Region (near 0% vacancy rates), the greatest shortage is for the primary resident renter market... households earning below 100% AMI in Teton WY; and households earning below 80% AMI in the other counties. This means rentals for a 3-person household priced below \$2,600 in Teton WY and below about \$1,500 in the other counties.

In the next section, we will discuss the community challenges the stem from this housing imbalance in the Region.

PART 3: Why is resident/employee housing important?

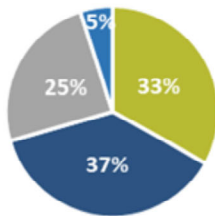
Key takeaways:

- Maintain a strong community
- Keep businesses open and maintain quality essential services
- Reduce commuting impacts on the community, economy, and ecosystem
- Reduce housing stress and uncertainty for residents

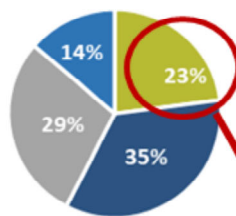
When people live where they work (and do not have to commute) they spend their money locally, engage locally, and generally enjoy a higher quality of life, and impacts to infrastructure and the ecosystem are reduced.

Maintain a strong community

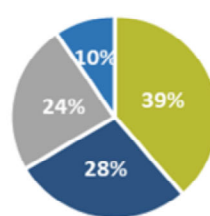
N. Lincoln County



Teton County, WY



Teton County, ID



- Family households with children
- Family households w/o children
- Living Alone
- Other non-family household

"We want to have kids and cannot afford or find more space for that next step."

-2021 Employee/Household Survey comment

40% of Restricted Homes house families w/children

Families in particular have a hard time finding housing and growing a family in the tight and high cost housing market in Teton County, Wyoming. Families finding homes in Teton ID, or N. Lincoln County is common – about 43% of households that commute in to Teton WY for work are households with children.

Providing homes that local residents and employees can afford, however, can impact the mix of households in the community. 40% of ownership units with employment-, income-, and/or price-limits in Teton County, Wyoming, are occupied by families compared to 27% of market rate ownership. Communities can effect change and retain local vibrancy if resources are allocating to doing so.

Sustain businesses and services

Businesses are struggling

- Understaffed – 91%
(up from 65% pre-COVID)
- Reduced business hours/services: 33%



Most common issue affecting ability to fill jobs (80%)

"Without employee housing we wouldn't be able to operate our business."
"I no longer want to own my business due to the employment challenges compounded by the housing crisis."

-2021 Employer Survey Comment

Jobs, employees, housing and businesses (services) are tied together. Businesses and services cannot function if employees do not have/cannot find homes.

When employers were asked in the 2021 employer survey about issues they experienced when finding or keeping qualified employees, the lack of housing was the number one issue (80% of respondents).

The effect this has on Teton Region employers is significant. Currently between 15% to 19% of jobs are unfilled. While the labor shortage is a national trend, having an available and affordable supply of homes for employees to occupy is a competitive advantage in tight labor markets.

Problems experienced due to understaffing is not new to businesses in the Teton Region, but they have accelerated since the pandemic. **About 65% of businesses (or two-in-three) experienced problems in 2018/19 compared to 91% in 2020/21.** Employees being overworked and experiencing burnout topped the list, followed by a decreased ability to provide quality customer service, inability to grow businesses, and needing to reduce hours or periodically shut doors. **This impacts not only business revenue and their ability to operate, but also the health and quality of life for employees and residents, available services, and the experience of visitors.**

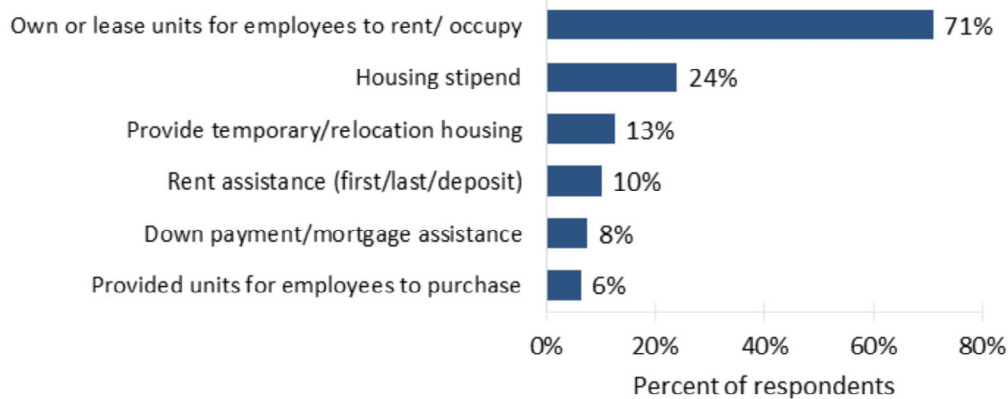
Some businesses indicated, despite these conditions, they had higher revenue this past year, but at the expense of overworked businesses owners and employees, and juggling business hours... not a long term sustainable condition in other words.

How employers are helping

**Housing – 35% of employers
Helping 1,100 employees**

Losing an employee making \$22/hour may not sound like a big deal, but it can take six months to train a new employee, which is a huge up front investment. The housing assistance we provide has absolutely been worth it. We have reduced turnover and associated costs significantly.

-2021 Employer interview



35% of businesses responding to the survey provide some form of housing assistance (262 businesses, 33% of jobs, 8% of businesses): Opportunities for improved coordination, education, and collaboration exist. 71% provide units (own, master lease). Housing stipend – 24%

Pros/cons of employer-provided housing:

- Pro – helps get employees into town, stable housing as long as employed;
- Neutral - rents may/may not be more affordable than market units
- Con – tied to employment -> reduces employee flexibility/career growth; master leasing takes already scarce supply out of the market for other employees

Employer-provided housing is good near-term help, but for long term community stability and for employees to gain ownership in the community there is a need to have options for employees to find homes not tied to their employer (employer-provided housing should be a “step in” to the market).

Satisfaction level: Renters in employer- or income-restricted housing just as likely to be “very satisfied” then those in market rate rentals (21%).

How employers are helping

Commuting assistance:

- 42% Teton WY employers
- 33% Teton ID employers

"I can see this impacting us more and more. We have talked about creating a vanpool from Rexburg (and vicinity) and may have to do that soon."

-2021 Employer Survey Comment



Telecommute



On-site vehicle



Carpool/Vanpool



Travel Stipend
& Mileage Reimbursement

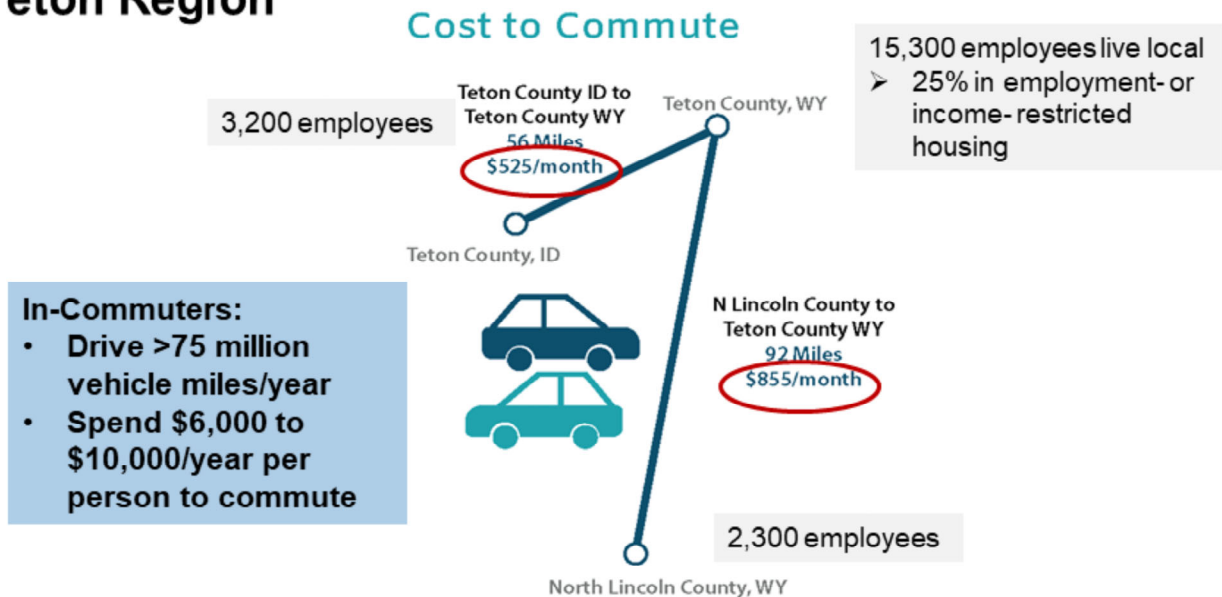


Bus Passes/Coupons
& Bus/Shuttle Service

About 42% of employers in Teton County, Wyoming, and 33% in Teton ID indicated that they provide their workers with some work commute options or assistance.

Employers providing assistance cover the full range of business types. Telework is the most common (about 50% of businesses), followed by on-site vehicles and travel stipends (one-third each). About one-fourth provide bus passes/coupons (more common among Teton WY businesses) and other forms of assistance are less common (under 20% of businesses). Some Idaho businesses are considering expanding assistance as more employees move further away (e.g. Rexburg).

Commuting in the Teton Region



About 13% of jobs in Teton WY are filled by commuters from Teton ID; another 9% by commuters from N. Lincoln. Again – this is a place where deed restricted housing for workforce/residents makes a difference: ***The substantial inventory of units with employment-, income-, and/or price-limits in Teton County, Wyoming, has helped to retain 61% of workers living locally. Without these units, an estimated 55% of workers would be living in the county.***

It is expensive to commute – \$525/month on average for a commuter from Teton ID to Teton WY; and \$855/month for commuters from N. Lincoln County. This quickly erodes any cost savings gained from lower rents.

The community experiences impacts through increased traffic, road maintenance, need for parking when commuters arrive to work, and air quality effects of significant vehicle miles traveled. As shown, commuters into Teton County, Wyoming, from Teton County, Idaho, and N. Lincoln County contribute a combined average of 75 million vehicle miles traveled per year driving to work. The cost, traffic, and emissions of commuting can be mitigated through transportation options or avoided through local housing options.

Commuting in the Teton Region

The cost of commuting makes up for lower rents paid elsewhere.

"[I] Have a second job to pay for gas to commute to Jackson."

-2021 Employee/Household Survey Comment

Long commutes hurt the ability for 41% of Teton WY employers to attract and keep employees.

"When our landlord sold their house in Jackson we decided to buy in Alpine... If I can find a good paying [job] in Alpine, I'll never go to Jackson again."

-2021 Employee/Household Survey Comment

"Commute over 100 miles daily 6 days/week. Driving the canyon is extremely dangerous in winter and early spring. Need to leave 2 hours before start of work time. Rent rate will increase after a March 1st."

-2021 Employee/Household Survey Comment

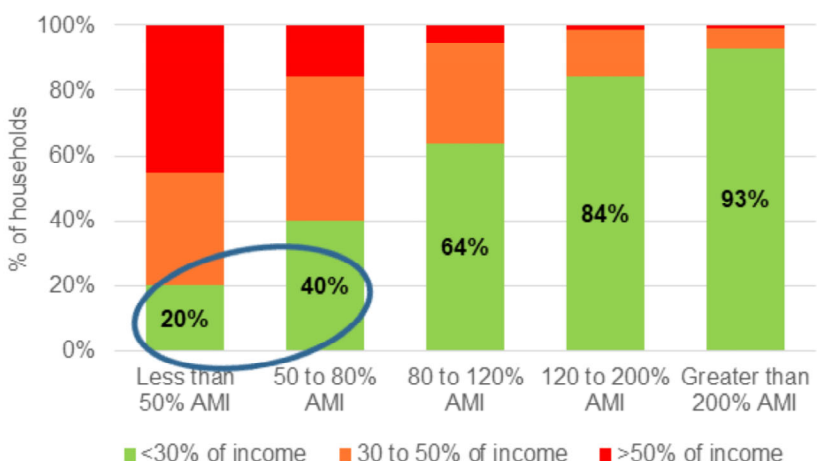
As neighboring areas become more expensive, retaining commuters will only get harder.

Employees incur the expense, time, stress, unpredictability in bad weather, and other effects of commuting. For families with young children in particular, having both parents commuting from Alpine or other distant communities is a struggle. ***When it costs an average of \$500 per month to commute from Teton County, Idaho, and \$850 to commute from N. Lincoln County to Teton County, Wyoming, for work, these costs quickly erode any cost savings these households may have had by paying lower rent in these communities***

Employers incur the risk of losing in-commuting employees to jobs nearer to their home, increased tardiness and absence in bad weather or family obligations at home, increased turnover (and associated costs to refill jobs) when employees grow weary of the commute, and resulting decreased level of service. ***Forty-one percent (41%) of employers in Teton County, Wyoming, that responded to the survey had difficulty retaining or attracting employees due to long commutes***

Housing Instability: Cost Burden

Percentage of Household Income Paid For Housing



"Can't make enough money to pay rent and feed my kids."
 -2021 Employee/Household Survey comment

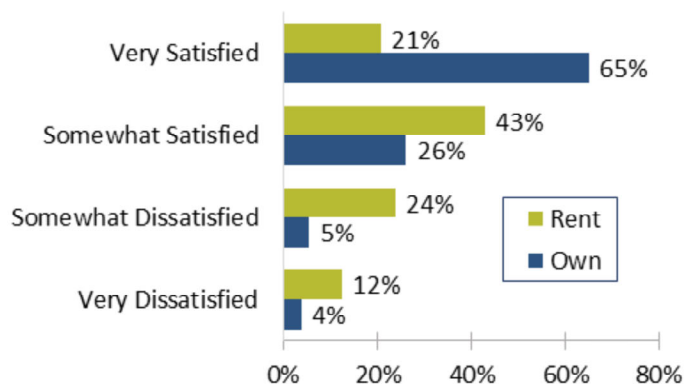
Households are considered to be cost burdened if their housing payment (rent or mortgage plus tax, insurance, utilities) exceeds 30% of their gross income. Households paying over 50% are extremely cost burdened. Cost burdened households often have insufficient income for other life necessities including food, clothing, transportation, and health care.

TC ID and TC WY similar also – lower costs in ID, but also lower wages
 Renters (46%) are more likely to be cost burdened than owners (29%).

Most households earning under 80% AMI are cost burdened. The notable shift between 80% AMI and higher incomes could guide housing policy makers to make deeper investments in the inventory accessible to households below 80% AMI. The majority of renters (54%) fall into this income range and are experiencing housing instability and financial strain.

Housing Instability: Satisfaction

“How satisfied are you with your residence?”



Renters:

- Want to buy
- Too expensive
- Too small/overcrowded

Owners:

- Too small/overcrowded
- Needs repairs
- Too far from work

About 45% of employed households in the Teton Region are very satisfied with their current residence. This includes 65% that own their home and about one-in-five (21%) renters. This illustrates the instability in the current rental market and shows that homeownership can be important in building stability, security, and satisfaction among residents making their living in the region.

Note about commuters – less likely to choose all but “too far from work” – the commute is a tradeoff for otherwise residing in more suitable/affordable housing

Housing Instability: Forced to Move

2,000 renters (46%)

Forced to move 2-times on average in the past 3 years

- Owner sold rental
- Large rent increase (\$660 average)
- Short term rental conversion
- Owner moved in
- Other – lost job

"We are facing potentially losing over half of our employees due to losing their rental housing. Each one of them is frantically seeking long term rentals. The rentals they are currently in are being turned into VRBO's..."

*-2021 Employer Survey Comment
(Idaho employer)*

Almost half of all renters in the region have been forced to move 2 times on average in the past 3 years. This further illustrates the instability of the rental market.

Property types, such as apartments and mobile homes, are less susceptible to all of the above instability factors, excluding rising rents, than are owner-leased condominiums, townhomes, and single family homes. Rentals that are rent restricted, such as low income housing tax credit rentals, are also protected from significant market rent increases.

Short-term rental conversion affected a higher percentage of Teton County, Idaho, households than the other counties (18%), because Idaho state legislation limits the ability to restrict short term rentals.

Housing Instability: Forced to Move

Plan to leave the region in the next 5 years because I “have to”:

- Own – 4%
- Rent – 26% (1,250 households)



“Can’t afford to live here - Pinedale may be an option to remain a teacher in WY.”

-2021 Employee/Household Survey comments

Another 26% of renters anticipate leaving the region within the next 5 years because they have to – the potential loss of 1,250 renter households will further hurt the ability to sustain the community and businesses. Fewer owners will have to leave – again illustrating the increased housing stability for owners.

Results were similar across the Region, with the exception of renters in Teton County, Idaho, who were less likely to leave the Region because they have to (19%).

Households being forced to leave primarily earn between 50% and 200% AMI – the majority of the income spectrum. Residents from all stages of life are also affected – single persons, young families, working households, and retirees. Reasons centered around the unaffordability of the area, losing housing due to rentals being sold or price increases, tired of the housing instability, no homes available, and *“having stable housing that is LESS than 30% of my annual income is now important to actually build the life I want.”*

PART 4: Resident/employee housing needs

Key takeaways:

- In the next 5 years, over 5,300 units are needed to catch up and keep up with market shortfalls
- The majority are needed at price points the market will not produce without assistance
- The capital gap has grown, meaning more local resources are needed to create housing that aligns with local wages

Components of Need

Housing Units Needed by Component of Need, Assuming Current Commuter Patterns

	Teton Co. WY	Teton Co. ID	N. Lincoln Co. WY	TOTAL for REGION
Functional rental supply	365	170	55	590
Job Growth	1,270	1,035	915	3,220
Retiring Employees	840	375	305	1,520
TOTAL	2,475	1,580	1,275	5,330

*Unfilled jobs rate: 15% (Teton WY), 19% (Teton ID), 16% (N. Lincoln)

Housing policies and programs rarely address 100% of identified needs. What is important is to understand the policy implications of each component of need and prioritize your resources and programs accordingly.

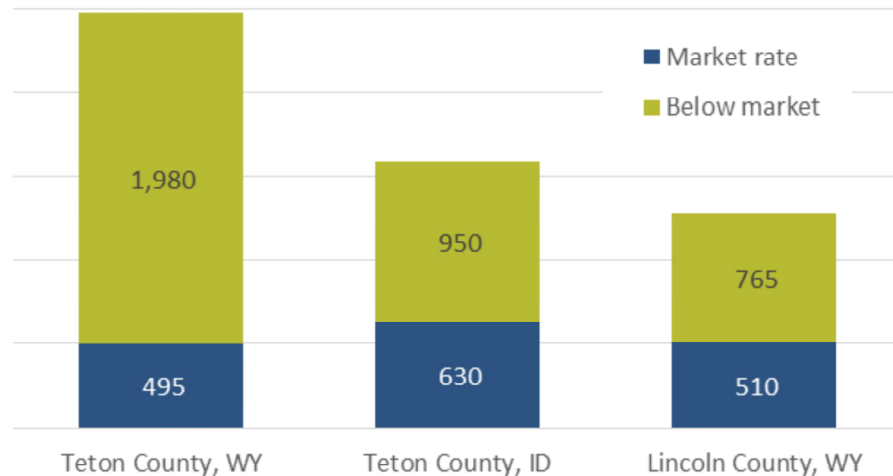
The estimated needs assume that current commuting patterns will be retained.

Of the components included in the estimates:

- New jobs are the largest component, where between 50% to 60% of projected growth is needed just to fill current vacancies
- The functional rental supply includes getting up to a 5% vacancy rate from the current 0% to give residents and employees some options, plus housing persons who are currently in motel/hotels, car/couch surfing (2-4%)
- Retiring employees – significant as the workforce ages. The important consideration with retirees is that retirees own homes (80-90%) and have stable housing, whereas newcomers will mostly not be able to afford to buy homes even if retirees sell. It is important to recognize the shift from stable owners to more unstable renters in your housing policy. Providing opportunities to continue building long term stability in your residents/employees (e.g. ownership side of the equation) will be important for future community and workforce stability.

Housing Units Needed

Housing Needed Through 2027, Teton Region Counties
(5,330 total – 60% to 80% priced below market)

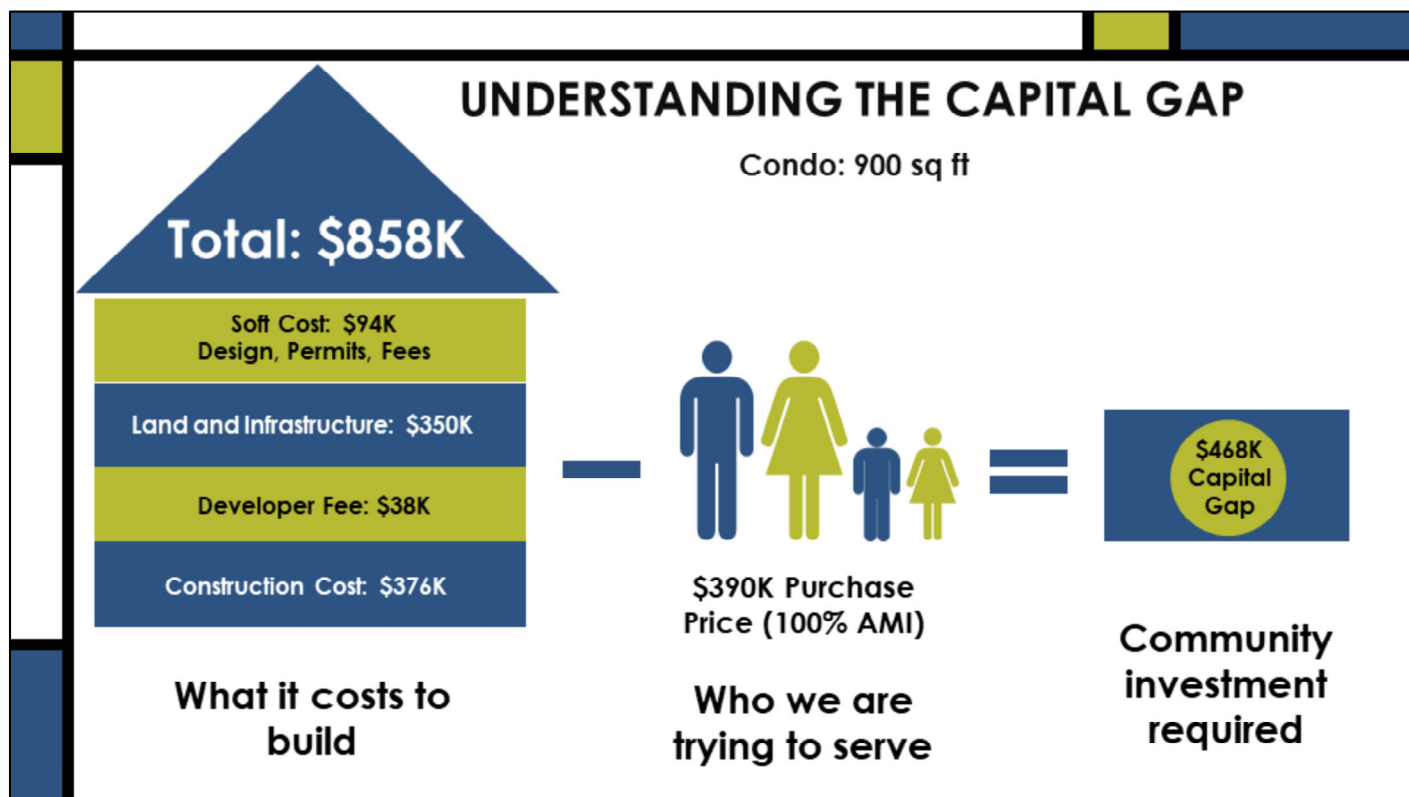


Some of the housing needs will be addressed by the current housing market – albeit only 20% in Teton WY and an estimated 40% in the other counties.

About 60% of homes in Teton County, Idaho, and N. Lincoln County, and 80% in Teton County, Wyoming, will need to be priced below market prices to support local residents and employees.

Core price ranges vary by county, but generally span rents between \$850 and \$2,600 per month for a three-person household and homes for ownership between \$200,000 up to \$780,000 for the Region.

Not shown above, but provided in the report, is a general recommendation that about 50% of the housing need should be rentals and 50% for ownership, which is generally consistent across all counties. Rentals are needed to address the 0% rental vacancy rates and fact that in-coming employees will need rentals to get established. Ownership will provide the ability for residents and employees to get established in the community and gain ownership in the community, leading to long term stability.



This hypothetical example is for Teton Wyoming; details can be found in the Challenges section of the report. This analysis was informed by developer interviews, recent land appraisals, and data from Jackson Teton Affordable Housing Department recent projects. Above, we assume 20 units per acre.

Looking at the components of what it takes to build a new home compared to what a family at the median income can afford, the capital gap is now approaching half a million.

Land and construction costs are rising more rapidly than wages, driving the capital gap up.

As we work on community housing solutions, we usually attack this problem from both sides, looking for ways to bring down the total development costs, and raise the funds needed to address the gap.

Note: In the Teton County, WY Housing Nexus Study the cost to construct is stated as \$735k/unit. This is based on a 3-story prototype with tuck under parking at 40 units per acre.

Successes

Teton County, Wyoming

- ✓ 61% Resident Workforce
- ✓ Almost half of all new units built are restricted for local workers
- ✓ LIHTC Funding for Flat Creek Apartments
- ✓ Public-Private Partnerships
- ✓ 2:1 Density Bonus
- ✓ Fee Waivers & Expedited Planning Process
- ✓ Employer Solutions

Teton County, Idaho

- ✓ Housing Authority Formed
- ✓ Housing Action Plan Adopted
- ✓ Public-Private Partnerships
- ✓ Depot Square Funded!
- ✓ Employer Solutions Emerging
- ✓ Funding Strategy Underway



There is good momentum for addressing housing needs in the Teton Region, and many successes to celebrate on both sides of the pass. Long standing problem, with persistence paying off. This would all be much worse, if not for the work of many local non-profit, gov't and dedicated private sector partners.

In Teton County, Wyoming:

- Production of new restricted units has helped maintain 61% resident workforce
- Almost half of new units are for local workers – 411 total units since 2015
- Flat Creek Apartments getting LIHTC and state funding is a major win – result of full court press, good partners, thoughtful strategy – will create 48 homes for local workers
- Public-Private Partnerships have created or are in the process of creating over 240 new restricted homes for local workers
- 2:1 Workforce Housing Density Bonus tool is being utilized by developers in the Town of Jackson to create more deed restricted units without additional public subsidy
- Town of Jackson has waived planning and building fees for 100% deed restricted developments and has exempted deed restricted developments from several steps in the planning process, allowing most projects to go straight to building permit
- Employers are assisting seasonal and year-round employees with housing units, stipends, etc.

In Teton County, Idaho:

- Housing Action Plan was formally adopted and is being implemented
- Housing Authority Board was reformed and an executive director is being hired
- Public-Private Partnerships are creating housing
- Depot Square received LIHTC funding and will create 34 homes for local workers in downtown Driggs
- Employers are assisting seasonal and year-round employees with housing units, stipends, etc.

Recommendations – Teton, WY and Region

- **Initiate regional collaboration and resource sharing**
- **Grow funding and capacity**
- **Expand who is at the table**
- **Align resources with the greatest needs**
- **Create more development opportunities**

The Housing Needs Assessment provides some high level recommendations; these do not represent a detailed housing action plan or work plan, which is a separate body of work informed by the HNA. Rather, these recommendations are consultant driven and intended to provide general direction for more detailed, community driven action planning. These recommendations might be thought of as “guiding principles for action planning.”

1. Increased momentum is needed to help address the regional gap of over 5,300 homes at prices that local residents and employees can afford.
2. The magnitude of the issue requires a robust and regional response from all sectors of the community (public, private, non-profit) working collaboratively to engage community support and accelerate housing solutions.
3. Jackson/Teton WY are the natural lead, given economic horsepower, population center, and depth of housing knowledge, history of implementing

Recommendations – Teton, ID

- Implement the *Affordable Housing Strategic Action Plan and Supply Plan*
- Share successes
- Continue to improve the regulatory environment
- Support momentum of employers
- Further study senior housing
- Consider voluntary deed restrictions

Bring the resources and capacity needed to implement. Initiate more partnerships for outcomes like Depot Square, which leveraged public land to attract a non-profit developer, LIHTC, mixed use building, address numerous community goals.

Recommendations – Lincoln, WY

- Develop a housing plan and build capacity
- Increase diversity of inventory
- Identify land and partnerships
- Housing programs
- Transportation investment

- Other considerations
 - develop an effective deed restriction program to support opportunities where taxpayer resources (land or other) have helped create housing for locals
 - Align infrastructure investments to locations where housing can happen and is desired.
 - Creating public/private partnerships – opportunity to model after what Jackson and Driggs have done.
 - Housing programs – can reduce housing instability at lower cost/complexity than new development.
 - Recognizing that commuting is well established and likely to remain a dynamic in the area, better transportation systems can reduce social, economic, and environmental costs of commuting.

Moving Forward – addressing housing needs

Use of this Needs Assessment

- Framing Needs/Goals
- Attracting Capital – state/federal/philanthropic/private sector
- Community Education – telling the story
- Market Conditions – what to build
- Local action/dedication of resources/prioritization

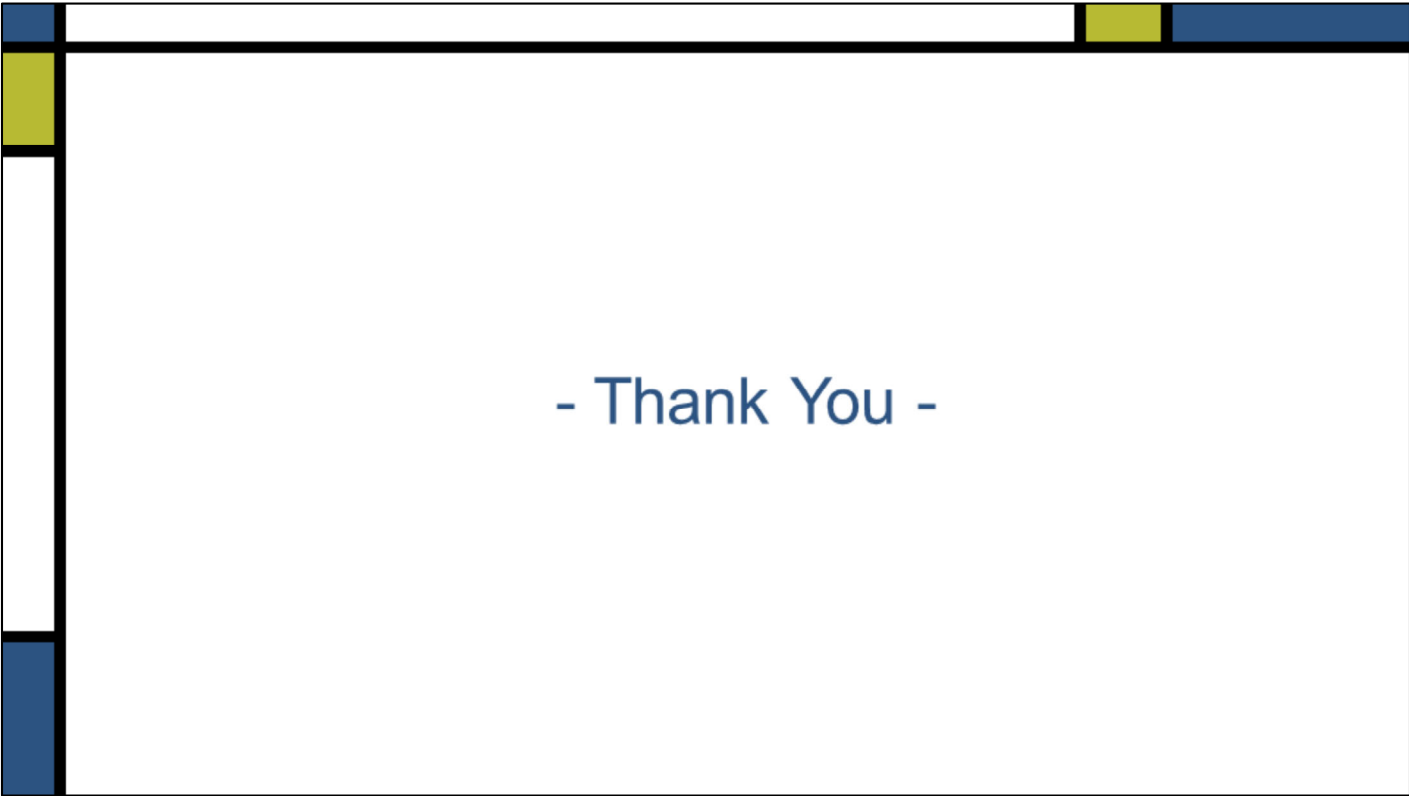
Community Housing Strategy (TC WY) – coming soon!

The scope of our work with the Needs Assessment was to create a comprehensive document that provides detailed data to support a wide range of potential audiences. When we are successful with Needs Assessment documentation, it is widely circulated and informs many aspects of housing solutions as the community moves forward.

Additional Questions?

What was your biggest takeaway?





- Thank You -

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	JIM Meeting
Submitting Department:	JPD, TCSO and Fire/EMS	Presenter:	Rich Ochs/Sarah Mann Michelle Weber, Brady Hansen, Matt Carr
Agenda Item:	Radio Committee Agreement & Radio Subscriber Agreement	Public Comment	

Purpose & Policy Considerations.

Town Council and County Commission to create a Radio Committee and Subscriber Agreement for Radio Infrastructure in Teton County.

Recommendations. Sheriff Carr, Chief Hansen and Chief Weber all recommend approval of these two agreements.

Background. A radio stakeholder group, comprised of members from the Teton County Sheriff's Department, Jackson Police Department, Town of Jackson, and Jackson Hole Fire/EMS convened in 2018 by Teton County General Services to start discussions regarding the aging radio communication infrastructure in Teton County. After several meetings, it was decided that a long-term Master Plan would need to be developed to plan the future course of the County's public safety mobile radio system.

The consultant, CDX Wireless, Inc., was hired in 2020 to analyze the current radio communications system and develop a 5-year plan to upgrade existing equipment. CDX Wireless worked with the Radio Stakeholder Group to analyze the system and alternatives for the future. Four options were presented to the group. A collective decision was made to further investigate what the 5-Year Plan called "Option #3: Shared WyoLink P25 Trunked System w/ Direct & Gateway Interop". CDX Wireless has been collaborating with WyoLink since July 2021 to develop a plan for implementation of Option #3 which will bring the County up to date with technology. The biggest issue with the current system is the dated technology, it has endured a series of patchwork band-aids to keep it working and most of the infrastructure is either leased or not owned by Teton County.

The interoperability of different public safety agencies is scattered. Most of the agencies inside of Teton County are using analog at this time, however Federal and State partners, such as Grand Teton National Park, may be moving to a digital platform soon if they haven't already. When that happens, it will make communications with the federal partners very difficult for users. Teton County and the State of Wyoming are currently using two different radio protocols. Teton County's is an analog system and the entire State of Wyoming (Highway Patrol, WYDOT, WY Game & Fish) have converted to the P25, digital, trunked system. Surrounding counties such as Lincoln County, Sublette County, and Fremont County, Wyoming have switched to some version of a P25, digital, trunked radio system.

Additionally, the radio stakeholder group recognized the need for a formally appointed public safety radio oversight group to oversee radio infrastructure policy decisions and the development of an annual radio infrastructure budget moving forward. The County agreed to take the lead on the management of the system but wanted to allow the Town to be a partner in decision making since they are one of the primary users of the system. Teton County General Services Director, Sarah Mann, worked with CDX Wireless to draft an agreement

appointing this group and a radio subscriber agreement for the County Commission and Town Council to consider. Both documents are necessary to fully partner on the radio initiative.

The Radio Committee is presented in the agreement as three voting members (Chief of Police, Sheriff, and Fire Chief). The Radio Committee will decide on new projects, tower locations, annual budget requests, and maintenance of any owned infrastructure. The maintenance of the infrastructure could be by contract with other agencies or in-house which is yet to be determined. If the majority of the equipment ends up being WyoLink and there is little need for new improvements, the need for maintenance will be reduced significantly. The first thing that the Committee would need to work on is a plan to switch over from the current system to WyoLink. Both entities have been using WyoLink at times, but a full switch will require planning to ensure a smooth transition.

The Subscriber Agreement is essential to establish ownership of any infrastructure, to apply for grants on behalf of the committee, and to enter into agreements with WyoLink and any other partners. A centralized point of contact for all things radio is important to our partners so they do not have to contact several agencies to make decisions. The Subscriber Agreement establishes Teton County as the owner of any new infrastructure and sets parameters should there be a need for funding of any new infrastructure.

It is important to note that these agreements are not tied to Dispatch infrastructure (consoles/equipment in dispatch). Dispatch is managed by the Teton County Sheriff. The project infrastructure that these agreements are referring to are in the field (towers, antennas, repeaters, voters, etc.). The Radio Committee would only be making decisions regarding these items.

Analysis. All the following agencies are impacted by the radio system that Teton County/Town of Jackson uses to communicate:

Teton County Sheriff's Office, Teton County Search and Rescue, Jackson Police Department, Jackson Hole Fire/EMS, Teton Village Fire Department, Jackson Hole Airport, Teton County Emergency Management, Teton County Road and Levee, Town of Jackson START, Town of Jackson Public Works, Wyoming Highway Patrol, Wyoming Department of Transportation, Wyoming Game and Fish, Wyoming Traffic Management Center, Bridger-Teton National Forest, Grand Teton National Park, Yellowstone National Park, U.S. Fish and Wildlife Service (Elk Refuge).

Comprehensive Plan & Priority Alignment. Quality of Life

Fiscal Impact.

There is no fiscal impact to signing either of these agreements. Proposed expenditures will be required to be requested through the budget process. Draft FY23 budget requests are below. FY23 budget requests will be made regardless of the approval or denial of agreements presented today. Approval or denial of these agreements does not have a fiscal impact, it simply creates a structure and process by which future budget requests would be managed and vetted prior to submission to both Town and County as a part of the annual budget process.

Future fiscal impacts depend on the switch to WyoLink and what areas need back-up/better coverage. The full switch to WyoLink will require the investment in new radios. Once the radios are in use, then the Committee can decide if backup/additional sites are needed and where. WyoLink has indicated that they could have potential

funding to help with better infrastructure in the County. In addition, the ARP funding that the County and Town received can be used for the radios and radio system.

The initial investment that will be requested in the FY23 budget is listed below by agency.

Portable Radio Upgrades: (Since the County is partnering with WyoLink, we have been given State pricing on Motorola Radios) These figures are for dual band radios at the request of the Departments and Offices.

Sheriff- \$437,000

SAR- \$242,000

Fire/EMS- \$1.6 million

Emergency Management- \$47,000

Start- \$64,000

Public Works- \$73,000

JPD- \$508,000

Potential new sites and items to support those sites has been estimated at \$1 million over the next year.

Staff Impact. Staff is already significantly impacted by managing the aging radio system in Teton County. This agreement would bring structure to that management and could help reduce staff time spent on management and planning.

Attachments

Radio Committee Agreement

Radio Subscriber Agreement

Chief Weber Memo Regarding Radio Stakeholder Agreement

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to approve the Agreement Establishing the Jackson Hole Public Safety Radio Committee as presented.

I move to approve the Teton County Radio Subscriber Agreement as presented.



Jackson Police Department

Michelle A. Weber
Chief of Police

To: Town Council

From: Chief Michelle A. Weber

Date: January 10, 2022

Re: Radio Stakeholder Group

A radio stakeholder group, comprised of members from the Teton County Sheriff's Department, Jackson Police Department, Town of Jackson, Teton County Information Technology, Jackson Hole Fire/EMS and the Forest Service was convened in 2018 to start discussions regarding the aging radio communication infrastructure in Teton County. After several discussions and meetings, it was decided that a long-term Master Plan would need to be developed to plan the future course of the County's public safety mobile radio system. The consultant, CDX Wireless, Inc., was hired by Teton County in 2020 to analyze the current radio communications system and develop a 5-year plan to upgrade existing equipment. Over the course of the last year, CDX Wireless worked with the Radio Stakeholder Group to analyze the system and alternatives for the future. Four options were presented to the Stakeholder group, which decided to further investigate the 5-Year Plan and Budget Report called "Option #3: Shared WyoLink P25 Trunked System w/ Direct & Gateway Interop." After this review, the group recommends moving forward with CDX Wireless for implementing Option #3 and the next phase in planning to formalize the structure of the Teton County Radio System. CDX Wireless will collaborate with WyoLink to develop a plan that can be moved forward in subsequent phases.

Additionally, the ad hoc radio stakeholder group recognized the need for a formally-appointed public safety radio group to oversee radio infrastructure policy decisions and the development of an annual radio infrastructure budget moving forward for the Town and County. Teton County General Services worked with CDX Wireless to draft a resolution appointing this group and a radio subscriber agreement for the County Commission and Town Council to consider.

The remainder of this memo provides an executive summary of the CDX Wireless documents, which are attached. The first attachment (#1) describes the infrastructure that Teton County currently has. The second attachment (#2) outlines costs to upgrade infrastructure in Teton County. The third attachment (#3) lays out the options for a replacement system.

WHY ARE RADIOS IMPORTANT?

The first question that must be answered is why are emergency radio systems crucial to the operation of public safety agencies?

Standard practice throughout public safety in the United States is the use of portable (on person) and mobile (vehicle mounted) radios by which field units (police officers, sheriff's deputies, fire trucks,



Jackson Police Department

Michelle A. Weber
Chief of Police

firefighters, medics) can communicate with a common location (dispatch) and each other to share and acquire information about emergency events. Most dispatch centers are equipped with Computer Aided Dispatch (CAD) software that keeps track of resources and incidents individually and collectively. Teton County, Wyoming operates under this system.

Currently in Teton County, public safety entities are dispatched via radio when a call for service is generated. For sample purposes let's use a motor vehicle collision. While a motor vehicle collision sounds simple, it can require a number of public safety agencies to respond. Law enforcement responds as potential first responders (medical and law) and upon arrival assesses the situation to determine what resources are needed. Law enforcement has statutory responsibilities to investigate and document certain collisions. Law enforcement may also act as traffic control in the event the collision cannot be immediately removed from the lanes of travel. It is possible that numerous law enforcement agencies may arrive at the scene of the collision. If a collision has injuries an appropriate number of medical units must be sent to the scene to tend the injured. If the vehicles involved are leaking any kind of fluid, then fire apparatus must be sent for the HazMat cleanup involved. Eventually a tow truck would be sent to the scene to remove disabled vehicles from the lane of travel and restore traffic flow to normal.

You can see from the example above that multiple public safety agencies can be involved is something as simple as a motor vehicle collision. Because multiple agencies are responding the **interoperability** of the radio systems in use must be met to a high standard. The 911 Commission recognized this as a shortcoming of the emergency response surrounding the World Trade Center incident of terrorism that occurred on 9/11/2001. ***"Lack of Coordination among First Responder Agencies. Any attempt to establish a unified command on 9/11 would have been further frustrated by the lack of communication and coordination among responding agencies."*** (Government, 2004)

Because Teton County is susceptible to different types of man-made as well as natural disasters Teton County has many different agencies that work together to coordinate response. Just think about the number of different agencies and departments that work together during a large winter storm event. With that said, let's look at what agencies operate under the umbrella of "public safety" inside of Teton County. This is a very wide net, some of these agencies don't hold a direct role in emergent public safety until such a large event occurs that their resources are needed to augment emergency resources (think using START buses to evacuate the Living Center for example).

One of the major problems Teton County experiences with its radio infrastructure is the mountainous terrain. Our unique beauty with our mountains causes problems because radios operate on something called "line of sight." Radios have to be able to "see" each other to function properly. Other Wyoming counties, such as Platte County, don't quite have the terrain that Teton County does. This is one of the main reasons the public safety radio system in Teton County is so complicated when compared to some other radio systems. More on that later.



Jackson Police Department

Michelle A. Weber
Chief of Police

WHAT PUBLIC SAFETY AGENCIES TOUCH THE TETON COUNTY RADIO SYSTEM?

TOWN AND COUNTY

Teton County Sheriff's Office
Teton County Sheriff's Office Dispatch
Teton County Search and Rescue
Jackson Police Department
Jackson Hole Fire/EMS
Teton Village Fire Department
Jackson Hole Airport
Teton County Emergency Management
Teton County Board of County Commissioners
Town of Jackson Council
Teton County Road and Levee
Town of Jackson START
Town of Jackson Public Works
 Water and Sewer
 Streets
 Engineering
 Fleet Operations

STATE PARTNERS

Wyoming Highway Patrol
Wyoming Department of Transportation
Wyoming Game and Fish
Wyoming Traffic Management Committee
Wyoming Mutual Aide

FEDERAL PARTNERS

Bridger-Teton National Forest
Grand Teton National Park
Yellowstone National Park
U.S. Fish and Wildlife Service (Elk Refuge)



Jackson Police Department

Michelle A. Weber
Chief of Police

BASIC NUTS AND BOLTS OF THE CURRENT TETON COUNTY RADIO SYSTEM

Towers and Voters

The current Teton County radio system consists of numerous radio towers located throughout Teton County. The current radio infrastructure is an analog system. AM/FM radio stations are analog radio stations. Sites involved in the current infrastructure are:

- Snow King (West, Mid, and East)
- Jackson Hole Mountain Resort (Apres-Vous)
- Jackson Hole Mountain Resort (Rendezvous)
- Rosie's Ridge (near Moran)
- Pow Wow (3.21 miles east of Elbow Boat Ramp)
- Garn Mountain (Relay Ridge, 11 miles WNW of Victor, Idaho)
- Teton County Sheriff's Office Dispatch Center
- Jackson Hole Fire Station 3 (paging repeater)
- Teton County Road/Levee (Adams Canyon)
- Teton County Fairgrounds
- Teton and Search and Rescue HQ
- Jackson Hole Airport (JPD owned)

There are also numerous "Voters" placed throughout the valley. A voter is a one-way repeater which helps mobile and portable units in the field communicate via hard line back to the dispatch center to help boost communication. Voters help radio signals overcome terrain issues.

Radio Frequencies and their locations

Different public safety agencies have their own radio frequencies that they operate on for their separate types of calls.

SO REPEATER is a radio frequency shared by the Jackson Police Department and the Teton County Sheriff's Office for law enforcement calls. The main SO REPEATER is located on top of Snow King Mountain. It also has voters located throughout the valley in areas like the courthouse, high school, Hoback Junction, Wilson, Teton Village, and Moran.



Jackson Police Department

Michelle A. Weber
Chief of Police

FIRE REPEATER is the primary radio frequency used by the Jackson Hole Fire and Emergency Medical Services units during calls for service specific to the fire department. The FIRE REPEATER is located on Apres Vous Mountain located at Jackson Hole Mountain Resort. The fire repeater is also supported by voters and a paging repeater in Hoback Junction.

SAR REPEATER (Search and Rescue) is the primary radio frequency for the Sheriff's Office Search and Rescue units and operations. This repeater is located on Rendezvous Mountain at Jackson Hole Mountain Resort.

GARN MOUNTAIN REPEATER is a radio repeater located on Relay Ridge in Teton Valley, Idaho. This radio is used by the Sheriff's Office when on calls for service in Alta, Wyoming (including Grand Targhee Ski Area).

ENET REPEATER also known as the Emergency-Net radio system is owned and funded by the Teton County Emergency Management Office. It has separate repeaters located on Snow King Mountain, Pow Wow (North) and Rosie's Ride (South). This channel is the primary backup channel for any and all emergency services that need to utilize a separate channel for an incident or because of outages in their main channels. Pow Wow and Rosie's Ridge repeaters are located in radio infrastructure owned by the United States Forest Service.

JPD JAC REPEATER is a repeater placed inside the air traffic control tower's location at the Jackson Hole Airport for the sole purposes of Jackson Police Officers working on-duty at the Jackson Hole Airport to be able to communicate with the Teton County Dispatch Center. This repeater is owned by the Town and housed in airport infrastructure. This repeater was put into place because the portable radios worn by the officers at the radio could not reach the Snow King Repeater located on Snow King Mountain (more terrain issues).

WYOLINK: I would be remiss not to mention that since about 2007 most, if not all, law enforcement radios in Teton county have been able to utilize the Wyolink system managed by the State of Wyoming. Wyolink is state funded, and all state radios have switched to this system. Wyolink is a P25 (Project 25) digital, trunked radio system designed for the sake of radio interoperability. In 2007 Teton County had the option to maintain its current radio system, or switch to the state funded Wyolink. The decision at that time was to incorporate a hybrid system where units have access to both systems, albeit separate. To the best of my memory the reason for opting out of Wyolink as our primary system was because of a lack of good coverage (back to terrain issues). Wyolink has a robust number of talkgroups available to Teton County users, however the power of the system has never been properly harvested. It is used mainly as a backup to the backup system and for coverage in areas where the current analog system fails. For example, a Teton County Sheriff's Deputy can use Wyolink and have coverage all the way from the center of Jackson all the way down to Alpine through the Snake River Canyon. Few other radios



Jackson Police Department

Michelle A. Weber
Chief of Police

systems are capable of that level of coverage. Wyolink has towers on Rendezvous Mountain and Black Mountain (Idaho) to accomplish this.

VERY SHORT VERSION OF THE PITFALLS OF THE CURRENT SYSTEM

A company called CDX Wireless was contracted through RFP by Teton County to conduct a survey of the current radio system. The comprehensive document including Appendices is 224 pages. The entire document is available for review. CDX Wireless also completed an assessment and presented options for going forward based on the identified needs of public safety organizations in Teton County. This document and a proposed budget plan are also provided.

The most basic pitfalls of the current system in Teton County have to do with the fact that the technology is dated. The current system has endured a series of patchwork band-aids to keep it working. Most of the towers and infrastructure is leased or not owned by Teton County. The interoperability of different public safety agencies is scattered. Most of the agencies inside of Teton County are using analog at this time, however I have heard discussion that all US Government sites, such as Grand Teton National Park, may be moving to a digital platform soon. If that happens, Teton County will lose the ability to speak to our federal partners. Teton County and the State of Wyoming are currently using two different radio protocols. Teton County's is an analog system and the entire State of Wyoming (troopers, plows, Game & Fish) have converted to the P25, digital, trunked system. Surrounding counties such as Lincoln County, Sublette County, and Fremont County, Wyoming have switched to some version of a P25, digital, trunked radio system.

There comes a time when a decision must be made whether to continue to support older technology and keep that technology running or to embrace new technology and move forward.

It is almost not possible to summarize the myriad of ways the radio infrastructure in Teton County is falling apart.

Let's look at ownership and responsibility.

The most basic repeater in the TC Infrastructure is the Snow King Repeater for Law Enforcement. The repeater lives on the top of Snow King Mountain and is currently inside of a shed where leased space is acquired. The maintenance on the repeater and some of the infrastructure falls to Teton County to maintain and is done through an expensive contractual relationship with a communications vendor, mostly Day Wireless out of Idaho. When something breaks, Day Wireless comes over and fixes the problem at an hourly rate plus parts. Teton County, nor the Town of Jackson currently employs a full-time radio technician and has not for some time. Teton County General Services has attempted to use their IT department to function in the radio realm with limited success due to employee turn-over and lack of technical expertise.



Jackson Police Department

Michelle A. Weber
Chief of Police

The Fire/EMS repeater lives inside of a radio shack at the top of Apres Vous Mountain and is located inside of infrastructure owned by the Jackson Hole Mountain Resort.

The SAR repeater lives in another shed owned by Jackson Hole Mountain Resort located on Rendezvous Mountain.

E-Net leases or borrows space from a private person on Snow King Mountain and from the United States Forest Service.

OPTIONS PRESENTED BY CDX WIRELESS

There were essentially four options presented by CDX Wireless on ways to improve the current radio system for Teton County. The entire RFP can be accessed by going to the following link: XXXXXXXXXX.

1. Update the existing system
2. Teton County creates its own P25 Trunked digital system
3. Teton County switches to Wyolink and shares infrastructure with WyoLink.
4. Teton County shares a private P25 Trunked system with Sublette County.

The radio stakeholder group recommends Option 3 (listed as Option 3a in the CDX Design Options document, Slide 25). The major reason for choosing this system is that it is becoming the standard for most public safety communications throughout Wyoming, WYDOT has already installed most of the tower infrastructure and has increased their coverage to be superior to that of the existing TC analog system. WYDOT would maintain most of the infrastructure and at this time there is no cost to subscribers. A system of "gateway interoperability" has been planned for cross platform communication with Federal partners (scalable if they change protocol in the future). Also adds the possibility to GPS location of all radios as well as over the air programming.

The majority of the expense to the Town of Jackson comes in the form of providing mobile and portable radios that are compatible with the Wyolink system. Some existing fleet radios are already compatible however some would need to be upgraded. A vendor would also need to be contracted to create a new "codeplug" that is compatible with Wyolink. Codeplug is a radio term for the programming in the radio.

Please feel free to contact myself for LT Russ Ruschill if you have any questions. Thank you.

**SUBSCRIPTION AGREEMENT
FOR THE TETON COUNTY
PUBLIC SAFETY RADIO SYSTEM**

This Subscription Agreement for the Teton County Public Safety Radio System ("AGREEMENT") is entered into this _____ day of _____ 2022 by and between Teton County (hereafter referred to as "COUNTY") and the Town of Jackson, a municipal body within the County of Teton, State of Wyoming (hereafter referred to "SUBSCRIBER"), permitting the use of the Teton County Public Safety Radio System as defined herein. Together, COUNTY and SUBSCRIBER shall be referred to as "PARTIES".

1. STATUS AND TERM

1.1 In recognition of SUBSCRIBER's intended long-term participation with the Teton County Public Safety Radio System, which shall be deployed and operated, and may be expanded or replaced, as described throughout this AGREEMENT; and in consideration of public safety and coordination of services between COUNTY and SUBSCRIBER to the mutual benefit of both PARTIES, SUBSCRIBER is entitled to:

1.2 Use of Teton County Public Safety Radio System for the minimum period of Fifteen (15) years from the date of execution of this AGREEMENT with option of Two (2) Five (5) year automatic renewals. All provisions of this AGREEMENT are applicable to the original term thereof and shall apply with equal force to the extended term. Should SUBSCRIBER elect not to execute the option for renewal, a six (6) month written notice to COUNTY will be required.

2. SYSTEM DEPLOYMENT & OPERATION

2.1 The PARTIES agree that access to reliable public safety radio communications is a mutual objective. To achieve this goal and to enhance the existing capabilities of WyoLink, as that term and communication system is defined by the State of Wyoming Department of Transportation and may be amended from time to time to thereby, COUNTY shall secure funding for, as well as contract and manage the deployment of, the Teton County Public Safety Radio System (herein referred to as "SYSTEM"). The SYSTEM shall consist of all the infrastructure equipment, including base stations, repeaters, antennas and antenna systems, radio site power

equipment, microwave and/or other site-to-site backhaul equipment, towers, shelters, and other fixed-location hardware and software necessary to provide radio communications service between/among field users and dispatchers, that shall connect to the WyoLink statewide radio system. The System shall not include any infrastructure owned and operated by the State of Wyoming's Department of Transportation or any other party that likewise connects infrastructure to the WyoLink system or otherwise enhance the capabilities of WyoLink in Teton County.

2.2 As necessary, COUNTY shall execute separate agreements, including purchase agreements, service agreements, and intergovernmental agreements, to complete the deployment of the SYSTEM. Additionally, COUNTY, or its expressed written designee, shall be the PARTY that obtains, holds, and maintains the necessary site leases, frequency licenses, and backhaul interconnection agreements necessary to deploy the SYSTEM.

2.3 COUNTY shall also establish separate agreements as are necessary to operate, maintain, and provide service for the SYSTEM. Such agreements may be with the operator of the WyoLink statewide radio system, the vendor(s) of the infrastructure of the SYSTEM, the providers of site leases and/or site interconnection backhaul, or other providers of equipment (hardware and software) and services as are needed to maintain and operate the SYSTEM.

2.4 COUNTY shall also provide internal or contracted staffing as is needed to act in an administrative role over those third-party entities

with whom such agreements as are described in Section 2.3 are executed.

2.5 COUNTY shall directly pay for the costs of the operations, maintenance, service, and administration of the SYSTEM as described in Sections 2.3 and 2.4 and with contributions from SUBSCRIBER per Section 3 and Exhibit A.

3. RADIO SYSTEM FUNDING

3.1 The PARTIES mutually agree to share the expense for the deployment, operation, maintenance, and administration of the SYSTEM as found in Exhibit A – Radio System Funding Structure, attached hereto and, by this reference, made a part hereof.

3.2 The PARTIES acknowledge and anticipate that the SYSTEM will be partially funded by users other than SUBSCRIBER and COUNTY and by grants identified and pursued by the Jackson Hole Public Safety Radio Committee, as further described in Exhibit A.

3.3 Additionally, for the purpose of this AGREEMENT, the Radio Improvement Capital Reserve Fund (hereafter referred to as “FUND”), is a COUNTY Special Revenue Fund. The FUND shall be used for the purpose of the future betterment of the SYSTEM and not for the use or sole and direct benefit of COUNTY, SUBSCRIBER, or other entity using the SYSTEM. Financial contribution to and management of said FUND is outlined in Exhibit A. FUND allocation will be guided by a five (5) year Capital Improvement Plan and contingent on an operations budget recommended by the Jackson Hole Public Safety Radio Committee.

3.4 Modification to the FUND fee structure shall be mutually agreed upon by the PARTIES and shall be in writing, designated as a written amendment to this AGREEMENT.

3.5 If COUNTY ceases to operate the SYSTEM as described in this AGREEMENT, as the same may be enhanced in the future with betterments or replacements, the FUND will be dissolved and the balance thereof shall be distributed to the PARTIES based on the percentage equivalent to the most current census data utilized by the State of Wyoming in making sales tax distributions.

4. EQUIPMENT OWNERSHIP

4.1 The current infrastructure related to the Teton County Public Safety Radio System and the ownership thereof is as set forth in Exhibit B, made a part hereof and incorporated herein by this reference. SYSTEM infrastructure built or acquired after the execution date of this AGREEMENT shall be the property of and exclusively owned by the COUNTY.

4.2 Each PARTY shall pay for and own the mobiles, portables, radio control stations and certain other peripheral equipment (collectively referred to as “USER RADIOS”) used by the personnel of their public safety agencies to access the SYSTEM.

5. COUNTY’S RESPONSIBILITIES

5.1 COUNTY agrees to use any reusable existing assets of the SYSTEM and purchase and install additional infrastructure as necessary for optimal use of the SYSTEM to be initially deployed as described in Section 2 and to be expanded or replaced as described throughout this AGREEMENT, for COUNTY, SUBSCRIBER, and other contracted public safety, public service, and other governmental agencies.

5.2 COUNTY or its expressed written designee shall be responsible for FCC licensing for the SYSTEM. COUNTY or its expressed written designee will solely hold the channel frequency licenses for the SYSTEM.

5.3 When outages of the SYSTEM can be forecast or scheduled, COUNTY agrees to notify SUBSCRIBER 48 hours in advance. Likewise, COUNTY will inform SUBSCRIBER of any forecasted or scheduled outages as received from the operator of the WyoLink statewide radio system within 48 hours of receipt by COUNTY, however, COUNTY will not be responsible for the performance of any part of the WyoLink statewide radio system or any equipment not owned by COUNTY.

5.4 COUNTY shall, if necessary, establish their own usage agreement with the operator of the WyoLink statewide radio system. Likewise, COUNTY shall, if necessary, directly pay to the operator of the WyoLink statewide radio

system any fee charged by that entity pursuant to the terms of that usage agreement.

6. SUBSCRIBER'S RESPONSIBILITIES

6.1 SUBSCRIBER will utilize the SYSTEM for purposes which are consistent with this AGREEMENT.

6.2 SUBSCRIBER shall, if necessary, establish their own usage agreement with the operator of the WyoLink statewide radio system. Likewise, SUBSCRIBER, shall, if necessary, directly pay to the operator of the WyoLink statewide radio system any fee charged by that entity pursuant to the terms of that usage agreement.

6.3 SUBSCRIBER agrees to designate an official as a contact person for policy issues and a staff member as a contact person for technical matters. The contact information for these persons are as follows:

Policy Matters:

Name: Larry Pardee

Title: Town Manager

Phone # 307 733 3932 x1108

Email: lpardee@jacksonwwy.gov

Technical Matters:

Name: Russ Ruschill

Title: Lieutenant, Police Department

Phone # 307 733 3932 x1223

Email: rruschill@jacksonwwy.gov

6.3 SUBSCRIBER shall be responsible for acquiring, installing, maintaining, and operating its USER RADIOS according to the terms of this AGREEMENT and consistent with applicable FCC rules. SUBSCRIBER shall likewise be responsible for all costs associated with programming, installing, templating, and otherwise preparing such USER RADIOS for service.

6.4 SUBSCRIBER agrees to train its users on proper and appropriate use of the USER RADIOS and the SYSTEM.

7. PUBLIC SAFETY RADIO COMMITTEE

7.1 Exhibit C attached hereto and, by this reference, made a part hereof, as the same may be amended from time to time, describes the

Jackson Hole Public Safety Radio Committee that PARTIES agree shall execute all duties and tasks assigned thereto, as the PARTIES may from time to time amend those duties and tasks.

7.2 The PARTIES agree that the first level of escalation for any issue of concern or dispute with the operator of the WyoLink statewide radio system shall be the Jackson Hole Public Safety Radio Committee and that no issue shall be raised to the operator of the WyoLink statewide radio system by the PARTIES until the Jackson Hole Public Safety Radio Committee has been consulted.

8. ASSIGNMENT

8.1 No party to this AGREEMENT may assign its interest in this AGREEMENT to any other party or individual.

9. TERMINATION

9.1 This Agreement may be terminated with 180 days' notice by the approval of a resolution of dissolution by either of the PARTIES hereto. In the event of such termination, any property belonging to one of the PARTIES which provided the property to or for the use in the SYSTEM shall revert to and be the sole and separate property of that PARTY.

10. LIABILITY

10.1 Subject to the provisions of Wyoming statutory and case law, SUBSCRIBER and COUNTY hereby indemnify and shall defend and hold the other harmless for actions by each party's respective employees, agents, and authorized representatives and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, and liabilities arising out of the injury or death of either party's employees, agents and authorized representatives caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault or negligence, whether active or passive, of either party or of its agents or anyone acting under their direction or control or on their behalf in connection with or incidental to the performance of this AGREEMENT. Each party's aforesaid indemnity

and hold harmless obligations, or portions or applications thereof, shall apply even in the event of the fault or negligence, whether active or passive, of the party indemnified to the fullest extent permitted by law but in no event shall they apply to the liability caused by the sole negligence or willful misconduct of the party indemnified or held harmless.

11. DISPUTES

11.1 Both PARTIES shall attempt to resolve disputes informally as they arise. In the event that informal dispute resolution is unsuccessful, either party may bring the dispute before a mutually agreed upon third-party mediator for consideration and final resolution. Nothing in this dispute resolution process shall preclude either party from pursuing remedies available under the law.

12. CHANGES

12.1 Changes to this AGREEMENT will be mutually agreed upon by and between COUNTY and SUBSCRIBER and shall be in writing and designated as written amendments to the AGREEMENT.

13. NOTICES

13.1 Notices to COUNTY provided for in this AGREEMENT shall be sufficient if sent by mail AND email to:

Sarah Mann
Director of General Services
185 S. Willow St. PO Box 3594
Jackson, WY 83001
smann@tetoncountywy.gov

Notices to SUBSCRIBER provided for in the AGREEMENT should be sent to:

Town Clerk
P.O. Box 1687
Jackson, WY 83001
clerk@jacksonwy.gov

14. GOVERNMENTAL IMMUNITY

14.1 Neither the Town nor TC waive their governmental immunity by entering into this Agreement, and each fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the day and year indicated, but to be effective as of the day and year above written.

TOWN OF JACKSON, WYOMING

Hailey Morton-Levinson, Mayor

Date: _____

Attest:

Riley Taylor, Town Clerk

BOARD OF COUNTY COMMISSIONERS
OF TETON COUNTY, WYOMING

Natalia D. Macker, Chair

Date: _____

Attest:

Maureen E. Murphy, County Clerk

EXHIBIT A

RADIO SYSTEM FUNDING STRUCTURE

For the deployment, operation, maintenance, and administration of the SYSTEM, SUBSCRIBER and COUNTY agree that they, via recommendations from the Jackson Hole Public Safety Radio Committee, will fund the SYSTEM and that such funding structure will include grants (whether federal or otherwise), payments from users of the SYSTEM other than SUBSCRIBER and COUNTY, and that SYSTEM costs that are not covered by these two sources shall be paid for by the PARTIES as follows: Each PARTY shall contribute annually an amount that is: i) based on the recommended budget developed and presented by the Jackson Hole Public Safety Radio Committee, ii) divided between the two PARTIES based on the percentage equivalent to the most current census data utilized by the State of Wyoming in making sales tax distributions, and iii) approved by the Town of Jackson and Teton County, Wyoming.

COUNTY will invoice SUBSCRIBER on an annual basis for expenditures incurred during that year. No expenditures will be invoiced that were not previously approved through the budgeting process set forth above or as a special approval from both PARTIES for items not in the standard budget cycle.

Operations: The PARTIES agree that in an interest of efficiency, COUNTY policies, including County fiscal management and auditing, will be used. The final approved budget for the SYSTEM shall be within the COUNTY'S budget and COUNTY shall be responsible for performing all required audits and reporting to appropriate agencies. If any employees are created for the purposes of administering or operating the SYSTEM, all employees will be employed by COUNTY.

Budgeting Process: The funding for the SYSTEM shall comply with both PARTIES' budgetary procedures, which includes format and timing requirements for appropriation requests. All appropriations and budgeted revenue needs approval from each Party's respective authority before the budget is considered approved.

RADIO IMPROVEMENT CAPITAL RESERVE FUND

SUBSCRIBER and COUNTY agree to create a Public Safety Radio Capital Reserve Fund ("FUND") that is created and maintained by the Teton County Treasurer to use as a RESTRICTED FUND for the betterment of the SYSTEM.

Prudent financial management dictates that some portion of the FUND be reserved for future use. Such FUND will not be spent for any function other than the specific purpose of capital improvements of the SYSTEM.

Contribution amounts will be recommended each year by the Jackson Hole Public Safety Radio Committee to be placed in the FUND for large projects that are within the forthcoming five-year capital improvement plan. Specific budgetary approval for contribution amounts will reside with the Teton County Board of County Commissioners and the Jackson Town Council.

EXHIBIT B

TETON COUNTY PUBLIC SAFETY RADIO SYSTEM INFRASTRUCTURE AND OWNERSHIP THEREOF

Teton County, Wyoming owned infrastructure:

- Snow King (West, Mid, and East)
- Jackson Hole Mountain Resort (Apres-Vous)
- Jackson Hole Mountain Resort (Rendezvous)
- Rosie's Ridge (near Moran)
- Pow Wow (3.21 miles east of Elbow Boat Ramp)
- Garn Mountain (Relay Ridge, 11 miles WNW of Victor, Idaho)
- Teton County Sheriff's Office Dispatch Center
- Jackson Hole Fire Station 3 (paging repeater)
- Teton County Road/Levee (Adams Canyon)
- Teton County Fairgrounds
- Teton and Search and Rescue HQ

Town of Jackson owned infrastructure:

- Jackson Hole Airport (Jackson Police Department Repeater)
- Snow King Mountain (START Repeater)
- Snow King Mountain (Public Works Repeater)

EXHIBIT C
AGREEMENT ESTABLISHING
THE JACKSON HOLE PUBLIC SAFETY RADIO COMMITTEE

This Agreement Establishing the Jackson Hole Public Safety Radio Committee (“Agreement”) is made and entered into to be effective as of _____ day of _____, 2022 by and between Teton County, Wyoming, a duly organized county of the State of Wyoming, hereinafter referred to as “County,” and the Town of Jackson, Wyoming, a Municipal Corporation of the State of Wyoming, hereinafter referred to as “Town,” (together “Parties”).

WITNESSETH:

WHEREAS, public safety radio communications are critical for enabling Teton County and the Town of Jackson to provide for life safety, incident stabilization, and property preservation, and

WHEREAS, communications interoperability is defined as the ability of emergency response agencies to talk to one another via communication systems – to exchange voice and/or data with one another on demand, in real time, when needed, and as authorized; and

WHEREAS, communications interoperability is essential to responders during emergencies and natural disasters, and

WHEREAS, there is a need to create a committee for coordinating the operation, maintenance, interoperability, and funding of public safety radio communications within Teton County including within the Town of Jackson, and

WHEREAS, separately, Teton County and the Town of Jackson will establish an agreement regarding the use of a radio system to be purchased and owned by Teton County (the “Subscription Agreement”).

NOW THEREFORE, it is hereby agreed to by the Teton County Board of County Commissioners and the Jackson Town Council, and in consideration of the foregoing and of the cooperation to be had between the parties and the performance of promises contained herein, and the parties hereto agree as follows:

1. **Purpose of the Agreement.** The purpose of this Agreement is to jointly create and establish a committee for the oversight of the operations, maintenance, interoperability, and funding of the Teton County Public Safety Radio System. The Teton County Public Safety Radio System shall be considered all the infrastructure equipment, including base stations, repeaters, antennas and antenna systems, radio site power equipment, microwave and/or other site-to-site backhaul equipment, towers, shelters, and other fixed-location hardware and software necessary to provide radio communications service between/among field users and dispatchers, that shall connect to the WyoLink statewide radio system or otherwise enhance the capabilities of WyoLink in Teton County. The Teton County Public Safety Radio System shall not include any infrastructure owned and operated by the State of Wyoming’s

Department of Transportation or any other party that likewise connects infrastructure to the WyoLink system.

2. **Duration.** This Agreement shall commence on the date of adoption and approval of this Agreement by all Parties hereto and shall continue until such time as it is dissolved by either Party by resolution thereof or after fifteen (15) years, whichever comes first.
3. **Name.** This Agreement creates the Jackson Hole Public Safety Radio Committee, hereafter referred to as “the Committee.”
4. **Committee Composition.** There is hereby created a committee to consist of three members, who shall be the Teton County Sheriff, the Jackson Hole Fire/EMS Chief, and the Town of Jackson Police Chief, and whose function shall be to carry out the purposes of this Agreement.

Upon composition the members shall jointly agree upon who shall occupy the offices of Chair, Vice-chair, and Secretary. The holders of said offices shall rotate biannually such that no holder occupies the same office for two consecutive terms.

The members shall not be individually liable for any actions, inactions, or omissions of the Committee, except for their intentional torts or illegal acts.

Each member shall have one vote on matters coming before the Committee. Staff members of the Parties hereto, relevant Town and County departments, as well as local and state agencies or organizations may be included in the activities of the Committee but will not have voting authority.

5. **Powers and Duties.** The Committee shall meet at least quarterly at the call of the Chair or within (5) days after a written request of a majority of the voting members. Other duties are enumerated in Attachment A to this Agreement, attached hereto and made a part hereof by this reference.
6. **Ownership.** The current infrastructure related to the Teton County Public Safety Radio System and the ownership thereof is as set forth in Attachment B, made a part hereof and incorporated herein by this reference, and may be amended from time to time.
7. **Policy and Procedures.**
 - a. As further described in Attachment A, the Committee shall develop a Teton County Tactical Interoperable Communications Plan (TICP).
 - b. The TICP shall not include any policy or procedure that conflicts with a policy or procedure that is then in effect for the WyoLink statewide radio system.
 - c. The TICP shall be shared with WyoLink and the Wyoming Office of Homeland Security, in accordance with the rule and procedures thereof, for inclusion in the State of Wyoming TICP.
 - d. Any policy or procedure set forth in the Committee’s Teton County Tactical TICP shall be binding upon all users of the Teton County Public Safety Radio System and failure to comply with the TICP may result in termination of the privilege to use of the Teton County Public Safety Radio System by the offending individual, department, or agency.

- 8. Contracts.** All contracts shall be approved, in advance, by the Town Attorney and County Attorney.

IN WITNESS WHEREOF, the undersigned have executed this Agreement to be effective as of the day and year above written.

TOWN OF JACKSON, WYOMING

Mayor, Hailey Morton-Levinson

Attest:

Riley Taylor, Town Clerk

**BOARD OF COUNTY COMMISSIONERS
OF TETON COUNTY, WYOMING**

Natalia D. Macker, Chair

Attest:

Maureen E. Murphy, County Clerk

We do hereby approve of this committee by attesting are signatures below:

Matt Carr, Teton County Sheriff

Michelle Weber, Chief of Police
Town of Jackson

Brady Hansen, Fire Chief
Jackson Hole Fire/EMS

ATTACHMENT A
THE JACKSON HOLE PUBLIC SAFETY RADIO COMMITTEE DUTIES

1. Annual Recommended Budget.

The Committee shall develop and recommend to the Teton County Board of County Commissioners and Jackson Town Council an annual operating budget for the Teton County Public Safety Radio System by the deadline for submission established by Town and County each year. The recommended budget shall, at minimum, include:

- A. Estimated costs to operate the Teton County Public Safety Radio System to include, but which is not limited to the following costs:
 - i. Equipment and services needed to operate and maintain the Teton County Public Safety Radio System.
 - ii. Radio site leases and associated utility costs necessary to operate and maintain such sites.
 - iii. Personnel, including those employed by the County, vendors, and contractors, whose job is primarily to operate or maintain the Teton County Public Safety Radio System.
- B. Recommendations for upgrades to the operation and technical design of the Teton County Public Safety Radio System, along with the estimated costs and recommended timetable for implementation of the upgrades.

2. Grants.

The Committee shall identify and propose applying for appropriate and relevant grants, whether state, local, or federal, to support and fund the Teton County Public Safety Radio System.

3. Long-Term Funding Modelling.

The Committee shall provide recommendations for a funding model to meet anticipated costs for the Teton County Public Safety Radio System in its then-current configuration and for the Committee's recommended updates.

4. Tactical Interoperable Communications Plan.

The Committee shall develop and update on, at minimum, a biannual basis a Teton County Tactical Interoperable Communications Plan (TICP) using the latest guidance and template from the Cybersecurity and Infrastructure Security Agency, which shall comprise the policies or procedures for the Teton County Public Safety Radio System.

5. Capital Improvement Plan.

The Committee shall develop and recommend a five-year capital improvement plan for the Teton County Public Safety Radio System.

6. Contracts.

The Committee shall:

- A. Provide the Town and Board of County Commissioners recommended agreements with WyoLink and, as applicable, private contractors involved in buildout, operation, and maintenance of the Teton County Public Safety Radio System; and
- B. Provide the Town and Board of County Commissioners recommended memoranda of understanding and agreements with users that are external to the Town of Jackson and Teton County governments; and

- C. Oversee and administer the performance of all vendor contracts and user agreements directly or via delegation to Committee staff members.
- 7. Recommend and cause to be provided training for Teton County Public Safety Radio System subscribers and users.

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THE JACKSON HOLE PUBLIC SAFETY RADIO COMMITTEE**

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TOWN OF JACKSON, WYOMING

Mayor, Hailey Morton-Levinson

Attest:

Riley Taylor, Town Clerk

**BOARD OF COUNTY COMMISSIONERS
OF TETON COUNTY, WYOMING**

Natalia D. Macker, Chair

Attest:

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ATTACHMENT B
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AND OWNERSHIP THEREOF

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