

Regular Town Council Meeting

December 18, 2023

6:00 PM

Town Council Chambers

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/82001432784?pwd=bGh6T1ozU29CSUE1KytGWetvaGRWQT09>

If the link does not work, join at zoom.com with Webinar ID **820 0143 2784** Password: **83001**

or join by phone **+1 253 205 0468** with Webinar ID **820 0143 2784** and Password: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Land Acknowledgement
- D. Announcements/Proclamations
 - 1. Extra Mile Day

III. PUBLIC COMMENT

This section is reserved for public comment about items not included in this agenda. Public comment is limited to 3 minutes. As a general practice, Council does not discuss, debate, or act on issues raised under public comment. Council may or may not discuss an issue raised under Public Comment later in the meeting during Matters from Mayor and Council at their discretion. If you would like to communicate with Council during the meeting about an item on the agenda, please wait until public comment has been called for that item. Public comment may also be submitted to Council at any time by emailing electedofficials@jacksonwy.gov.

IV. CONSENT CALENDAR

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

- A. Meeting Minutes
 - 1. November 28, 2023 Special Town Council Meeting
 - 2. December 4, 2023 Regular Town Council Meeting
- B. Disbursements
- C. November Municipal Court Report
- D. May Park Community Garden MOU (Lea Colasuonno)
- E. Amendments and Property Tax Sharing for Shared Appreciation Mortgage (Roxanne Robinson)
- F. Animal Shelter Training Services Agreement (Michelle Weber)

V. PUBLIC HEARINGS, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

- A. Community Development
 - 1. Mountain Towns 2030 (Tanya Anderson)

Please note that at any point during the meeting, the 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.

B. Housing

1. Consideration of an Amendment to the Kelly Place Workforce Housing Deed Restriction (April Norton)

VI. MATTERS FROM MAYOR AND COUNCIL

- A. Joint Funding Committee Update

VII. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

VIII. ADJOURN

Please note that at any point during the meeting, the 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.

**EXTRA MILE DAY PROCLAMATION
DECLARING NOVEMBER 1ST AS “EXTRA MILE DAY”**

WHEREAS, Jackson, Wyoming is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, Jackson is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Jackson is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, Jackson acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2023.

NOW THEREFORE, I, Hailey Morton Levinson, Mayor of the Town of Jackson, on behalf of the Jackson Town Council and the entire Jackson community, wish to recognize **Russ and Yvonne Wood**, for going the extra mile by providing the walking school bus for Jackson’s kids since 2017, walking almost 800 miles each school year in the rain, snow, sunshine, and freezing temperatures (sometimes as cold as –26 degrees), and for doing so with unparalleled reliability and with a contagious, positive attitude.

FURTHER, I, Hailey Morton Levinson, Mayor of the Town of Jackson, do hereby proclaim November 1, 2023, as Extra Mile Day. I urge everyone in the community to take time to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

DATED THIS 18th DAY OF DECEMBER, 2023.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TOWN COUNCIL PROCEEDINGS – UNAPPROVED

NOVEMBER 28, 2023

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Hall Council Chambers, located at 150 East Pearl in Jackson, at 12:00 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Pro Tempore Arne Jorgensen, Jim Rooks, and Jessica Sell Chambers. Mayor Morton Levinson and Jonathan Schechter were absent.

STAFF: Tyler Sinclair, Tanya Anderson, and Riley Taylor.

Kelly, Wyoming – State Land Trust Parcel. Tanya Anderson made staff comment. Council held discussion with staff. Ron Wood and Jeremy Barnum made public comment. Tyler Sinclair made staff comment. Council held discussion with staff and proposed revisions to the letter.

Council recessed at 1:00pm and reconvened at 1:26pm.

Council continued discussion and proposed further revisions. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve the draft letter attached to the staff report, as revised, authorize the Mayor to sign it, and direct staff to send it to the State Lands and Investments Board. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to adjourn. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried. The special meeting adjourned at 1:49 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Arne Jorgensen, Mayor Pro Tempore

Riley Taylor, Town Clerk

Publish JH News & Guide: December 6, 2023

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

DECEMBER 4, 2023

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:00 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

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

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Floren Poliseo, Johnny Ziem, Michelle Weber, Paul Anthony, Bruce Abel, Tanya Anderson, Susan Scarlata, and Riley Taylor.

Council recited the Pledge of Allegiance and Land Acknowledgement. Mayor Morton Levinson proclaimed support for Active People, Healthy Nation and introduced Claire Lasez, Joint Associate Long Range Planner.

Public Comment. Daniel Ragsdale and Bud Chatham made public comment.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve the consent calendar including items A-D as presented with the following motions:

- A. **Meeting Minutes.** To approve meeting minutes from the November 13, 2023 Special Town Council Workshop and Special Town Council Meeting.
- B. **ARPA Grant Agreement – Water Supply Zone 3 Well Construction.** To approve the Grant ARPA-WS-1073, State of Wyoming, State Loan and Investment Board, ARPA Grant Agreement and authorize the Mayor to execute all necessary documents, subject to minor changes by staff.
- C. **Procurement of Police Department All-Electric Motorcycle.** To approve the purchase of a new Police Department all-electric motorcycle as specified in Bid #24-03 and award the bid to Monarch Powersports of Orem, Utah, in an amount not to exceed \$28,468 and direct staff to include the budget overage of \$2,468 in the next budget amendment.
- D. **START Lease with Salt Lake Express.** To approve the Lease Agreement between the Town of Jackson and Western Trails Charter and Tours, dba Salt Lake Express, and authorize the Mayor to execute the Agreement, subject to minor changes by staff.

There was no public comment on the consent calendar. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Disbursements. 842-NCPERS GROUP WYOMING \$96.00; ACE HARDWARE \$4,220.02; ADVANCED LINING LLC \$21,848.00; ADVANCED NETWORK MANAGEMENT, INC. \$9,523.25; AFLAC \$2,399.87; ALDER ENVIRONMENTAL LLC \$21,950.75; ALPHAGRAPHICS \$1,197.14; ALTA PLANNING & DESIGN \$3,745.00; AMAZON \$9,903.42; APPLE INC \$9,677.00; ARCHITECTURAL BUILDING SUPPLY \$14,708.68; ARISTORENAS, MARIA \$450.00; AT&T \$1,093.13; AVILA, BRAULIO ORTEGA \$1,000.00; BADILLO, MARCELA \$450.00; BATCH PLANT PARTNERS LLC \$3,125.00; BERGMAN, PIERRE \$450.00; BEST BEST & KRIEGER \$1,421.00; BESTDRIVE IDAHO FALLS \$9,055.84; BIG R RANCH & HOME \$448.96; BISON LUMBER \$140.76; BLUE SPRUCE CLEANERS, INC \$142.10; BREAKFAST ROTARY OF JH \$175.00; BRIGGS, ERIC L \$114.00; BROWN, NATHAN \$5,000.00; CARAHSOFT TECHNOLOGY CORP \$10,900.00; CARPETS PLUS COLORTILE \$11,762.50; CARQUEST AUTO PARTS INC. \$344.94; CASELLE INC. \$1,867.00; CENTURYLINK \$2,227.08; CERTIFIED LABORATORIES \$2,733.25; CITY OF DRIGGS \$1,852.06; CODE STUDIO \$3,201.90; COMMUNITY ENTRY SERVICES \$45,000.00; CONRAD & BISCHOFF INC. \$38,399.74; CONTROL SYSTEM TECHNOLOGY, INC. \$967.50; CORE & MAIN LP \$351.68; CORONTZES, ARTHUR \$1,000.00; CROWLEY FLECK PLLP \$650.00; DAWSON INFRASTRUCTURE SOLUTIONS \$634.34; DAY, JEAN \$450.00; DEAN'S PEST CONTROL LLC \$730.00; DELTA DENTAL PLAN OF WYOMING \$9,471.20; DICK ANDERSON CONSTRUCTION \$1,258,793.67; DIRECT AUTOMOTIVE DIST \$99.13; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; E.R. OFFICE EXPRESS \$1,041.24; ENERGY LABORATORIES INC. \$1,654.00; ESRI, INC \$9,097.30; EVANS CONSTRUCTION INC \$22,500.00; EVIDENT \$194.00; FALL RIVER RURAL ELECTIC \$74.41; FIRE SERVICES OF IDAHO \$3,195.00; FLORES, JUANITA \$160.00; FOSTER, KYLE \$100.00; FREEDOM MAILING SERVICE INC. \$3,550.87; FRITTS, JASON \$450.00; GARCIA, ISRAEL \$120.00; GARMIN USA \$64.95; GILLIG LLC \$6,386.02; HD FOWLER COMPANY \$376.74; HERNANDEZ, BRANDON \$450.00; HIGH COUNTRY LINEN \$1,945.32; IDAHO CHILD SUPPORT RECEIPTING \$564.20; IDAHO STATE TAX COMMISSION \$4,909.00; INTERSTATE BATTERY \$387.85; IVY OUTDOOR SERVICES LLC \$18,434.25; JACKSON DOWNTOWNER, LLC \$83,386.51; JACKSON GROUP LOCKBOX \$160.98; JACKSON HOLE COMMUNITY HOUSING \$12,500.00; JACKSON HOLE CONTRACTING INC \$11,817.55; JACKSON HOLE NEWS & GUIDE \$1,650.50;

JACKSON LUMBER INC \$725.90; JACKSON PAINT AND GLASS, INC. \$367.75; JACKSON, WALKER \$357.04; JORGENSEN ASSOCIATES, PC \$37,588.18; KENWORTH SALES COMPANY DEPT #1 \$2,201.42; KRUEGER, ERICA JADE \$450.00; LEADSONLINE LLC \$3,773.00; LEONARD PETROLEUM EQUIPMENT \$14.67; LEPCO \$881.00; MALWAREBYTES \$9,382.98; MASON, TOM \$100.00; MATTHEWS, TONY \$57.24; MEAD & HUNT \$3,998.75; MOTOR COACH INDUSTRIES \$1,432,730.94; MOUNTAIN VALLEY GLASS \$228.90; MSC INDUSTRIAL SUPPLY CO \$670.89; MUNGER MOUNTAIN SNOW REMOVAL \$420.00; NAPA AUTO PARTS INC. \$1,553.17; NELSON ENGINEERING \$2,120.00; NELSON, GREG \$155.00; NEW WASTE REMOVAL LLC \$900.00; NOLAND, STACY \$450.00; ONE CALL OF WYOMING \$558.00; PIPESTONE EQUIPMENT \$821.88; PORT53 TECHNOLOGIES, INC \$20,466.00; PREMIER TRUCK- SALT LAKE CITY \$2,302.08; PROTERRA \$780.00; PRO-WEST & ASSOC., INC \$10,900.00; QUADIENT FINANCE USA, INV \$1,000.00; R & A SAFETY LLC \$633.50; RON'S TOWING LLC \$500.00; ROUTEMATCH SOFTWARE, INC. \$4,725.00; RUI INC. DBA VILLAGE GARDNER \$906.65; SAFETY SUPPLY & SIGN CO., INC. \$92.22; SANCHEZ-MACHUCA, ROSA \$450.00; SCHECHTER, JONATHAN \$0.00; SHERVIN'S INDEPENDENT OIL \$126.75; SHERWIN-WILLIAMS CO. \$7.56; SINCLAIR, TYLER \$38.58; SNAKE RIVER MEP COMPLETE, INC \$4,361.34; SNAKE RIVER ROASTING \$108.90; SNOW KING MOUNTAIN RESORT LLC \$5,000.00; SOSA'S JANITORIAL SERVICE \$10,080.00; SOUTH FORK SUPPLY, LLC \$191,798.13; SOUTH PARK METALWORKS \$2,960.00; SPECTRUM \$99.99; SPEER, CALEB \$455.12; ST JOHN'S HOSPITAL \$65.00; STANDARD INSURANCE COMPANY \$10,222.14; SYMBOLARTS, LLC \$592.00; TETON COUNTY CLERK \$491,676.50; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$43,032.68; TETON COUNTY PUBLIC HEALTH \$200.00; TETON COUNTY PUBLIC WORKS \$34,244.66; TETON COUNTY SHERIFF'S-JAIL \$288.00; TETON COUNTY-FUND 10 \$90,049.79; TETON COUNTY-FUND 13 \$1,288.00; TETON COUNTY-FUND 19 \$32,264.40; TETON MOTORS INC \$300.60; TETON MOVERS LLC \$1,900.00; TETON RADON SERVICES LLC \$5,760.00; TETON TRASH REMOVAL, INC. \$25.00; TETON YOUTH & FAMILY SERVICES \$102,226.00; THE TIRE RACK, INC. \$2,490.80; T-MOBILE \$100.00; TMSC LLC \$8,168.28; TOOLSON TELEPHONE, INC \$2,218.60; TOP TIER TOOLS LLC \$104.00; UCM DIGITAL HEALTH, INC \$851.50; UNITED EDUCATION INSTITUTE \$1,964.00; UPLIFT DESK \$2,375.00; UPPER CASE PRINTING INK \$634.02; US HOMES LLC \$3,120.00; VERIZON WIRELESS \$8,458.56; VISA \$34,670.93; VISION SERVICE PLAN - (WY) \$1,753.51; WATER ENVIRONMENT FEDERATION \$380.00; WATKINS, MARK \$83.20; WEBER, MICHELLE \$284.00; WEST COAST CODE CONSULTANTS \$595.00; WESTBANK SANITATION \$1,448.69; WESTERN STATE \$15,413.34; WHITE GLOVE CLEANING, INC. \$4,880.02; WIND RIVER COMMUNITY ALLIANCE \$1,500.00; WRENCH IT PLUMBING & HEATING INC \$1,822.17; WSP USA ENVIRONMENT & INFRASTRUCTURE INC \$12,410.91; WY CHILD SUPPORT ENFORCEMENT \$69.22; WY WORKERS' SAFETY & COMP \$19,680.27; WYDOT \$74.00; WYOMING LAW ENFORCEMENT ACADEMY \$236.00; WYOMING RETIREMENT SYSTEM \$167,935.57; WYOMING.COM INC \$5.00; YELLOW IRON EXCAVATION, LLC \$120.00; YOUNG CHRYSLER JEEP DODGE RAM \$238,734.00

Tyler Sinclair made staff comment. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to add to the disbursements an invoice in the amount of \$6935.00 to be paid to Mountain X LLC for the purpose of disposing of START buses. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Letter to SLIB Regarding Housing Grant. Susan Scarlata made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve the letter to SLIB regarding the Housing Department's pending grant application, as amended, and direct staff to send it and the letter from the Town Attorney to each SLIB Board member. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

LDR Text Amendment to Neighborhood High Density-1 Zone (P23-168). There was no staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to continue item P23-168 to the Town Council meeting on January 8, 2024. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Development Plan for Mixed Use Building at 655 and 665 S. Cache Street (P23-105). Katelyn Page made staff comment. Council held discussion with staff. Brad Hoyt and Hans Flinch made applicant comment. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to approve Development Plan P23-105 for a new 3-story mixed-use building at the properties addressed 655 and 665 S. Cache Street based upon the findings and conditions presented below the departmental reviews, and subject to this staff report dated December 4, 2023:

1. Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable residential units, meeting the satisfaction of the Jackson Teton County Housing Department.
2. Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting the satisfaction of the Town Attorney.

3. Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.
4. Prior to certificate of occupancy, a public access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
5. Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
6. Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.
7. Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11-14.
8. Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.
9. Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.

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

Ordinances. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance E: An Ordinance Amending Water and Sewer Rates

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1319, 1271, 1182, 1071, 1040, 1039, 1019, 1018, 1009, 1008, 1000, 999, 992, 991, 936, 935, 867, 866, 834, 833, 805, 804, 588, 576, 551, 539, 538, 479, 410, 381, 370, 270, AND 232; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 745, 743, 677, 270, 259 (PART), 122, AND 97A; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 6 OF TOWN OF JACKSON ORDINANCE NO. 558; SECTION 7 OF TOWN OF JACKSON ORDINANCE NO. 677; SECTION 18 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 20 OF TOWN OF JACKSON ORDINANCE NO. 289; SECTION 30 OF TOWN OF JACKSON ORDINANCE NO. 97; AND SECTIONS 13.04.050, 13.04.300, 13.08.013, 13.08.020, AND 13.08.070 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING WATER AND WASTEWATER RATES, FEES, AND COSTS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSIONS DULY ASSEMBLED THAT:

There was no public comment. A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve Ordinance E on third reading and designate it Ordinance 1358. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance W: An Amendment to the Official Zoning Map for Karns Meadow.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1197 (PART); SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 42 ACRES OF LAND: TRACT 1 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 2 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 3 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 4 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE AND NEIGHBORHOOD LOW DENSITY-3; TRACT 5 FROM NEIGHBORHOOD LOW DENSITY-1 TO PUBLIC/SEMI-PUBLIC; TRACT 6 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 8 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Kevin Krasnow made public comment. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to approve Ordinance W on third reading and designate it Ordinance 1359. Mayor Morton Levinson called for the vote. The vote showed 3-2 with Mayor Morton Levinson, Arne Jorgensen, and Jessica Sell Chambers in favor, and Jonathan Schechter and Jim Rooks opposed. The motion carried.

Ordinance F. An Ordinance Amending the Land Development Regulations Regarding General Provisions.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1115, 1121, 1148, 1199, 1273, AND 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1158, AND SECTIONS 1.3.2, 1.6.3, 1.9.2.B, 1.9.3.B, AND 1.9.5.C, OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING GENERAL PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance G. An Ordinance Amending the Land Development Regulations Regarding Complete Neighborhood Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1159, 1196, 1197, 1198, 1210, 1211, 1212, 1214 THROUGH 1222, 1273, 1278, 1299, 1313, 1316, 1338, 1343; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122 AND 1149; SECTIONS 3 THROUGH 12 OF TOWN OF JACKSON ORDINANCE NO. 1348; AND SECTIONS 2.2.2 THROUGH 2.2.17, 2.3.10, AND 2.3.13 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING COMPLETE NEIGHBORHOOD ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance H. An Ordinance Amending the Land Development Regulations Regarding Rural Area Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 3.3.1.B OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING RURAL AREA ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance I. An Ordinance Amending the Land Development Regulations Regarding Special Purpose Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1198; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1161; AND SECTIONS 4.2.1, 4.2.2, AND 4.4.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING SPECIAL PURPOSE ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance J. An Ordinance Amending the Land Development Regulations Regarding Physical Development Standards Applicable in All Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1197, 1273, AND 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1124, AND 1151; SECTION 4 OF TOWN OF JACKSON ORDINANCE NOS. 1124 AND 1151; AND SECTIONS 5.4.3, 5.5.3, 5.5.4, 5.5.5, 5.7.2, 5.7.4, AND 5.8.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance K. An Ordinance Amending the Land Development Regulations Regarding Use Standards Applicable in All Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1125, 1152, 1163, 1170, 1196, 1197, 1198, 1221, 1270, 1299, 1313, AND 1348; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (part), 1125, 1152, and 1170; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1139; SECTIONS 4, 5, AND 10 OF TOWN OF JACKSON ORDINANCE NO. 1163; AND SECTIONS 6.1.1, 6.1.4, 6.1.6, 6.1.11, 6.1.12, 6.2.2, 6.2.5, 6.3.3, 6.3.5, 6.4.1, AND 6.4.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING USE STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance L. An Ordinance Amending the Land Development Regulations Regarding Development Option and Subdivision Standards Applicable in All Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1126, 1153, 1197, 1198 AND 1225; SECTION 2 TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1126 AND 1153; SECTION 4 TOWN OF JACKSON ORDINANCE NOS. 1126 AND 1153; AND SECTIONS 7.1.1 THROUGH 7.1.6, 7.2.2, 7.6.3, 7.7.2, AND 7.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance M. An Ordinance Amending Land Development Regulations Regarding Administrative Procedures.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165, 1167, 1274, AND 1312; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTIONS 8, 9, AND 11 TOWN OF JACKSON ORDINANCE NO. 1165; AND SECTIONS 8.8.2, 8.2.11, 8.2.13, 8.3.2 THROUGH 8.3.6, 8.4.2, 8.4.3, 8.5.3 THROUGH 8.5.6, 8.6.2, 8.6.3, 8.7.2, 8.7.3, 8.7.4, 8.8.2 THROUGH 8.8.5, 8.9.2, 8.10.5, AND 8.10.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ADMINISTRATIVE PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance N. An Ordinance Amending the Land Development Regulations Regarding Definitions.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1097, 1128, 1155, 1196, 1197, 1198, 1277, AND 1313; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 TOWN OF JACKSON ORDINANCE NOS. 1128, 1136, 1155, and 1166; SECTION 4 TOWN OF JACKSON ORDINANCE NO. 1166; AND SECTIONS 9.4.8, 9.4.9, 9.4.17, 9.5.A, 9.5.H, 9.5.K, 9.5.L, AND 9.5.S OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

RuthAnn Petroff and George Putnam made public comment. Council held discussion. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to continue this item to December 18, 2023. There was an amendment to continue the item to January 8, 2023. The motion maker and seconder consented to the amendment. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council.

Joint Funding Committee Update. Arne Jorgensen and Jim Rooks provided an update.

Other Matters from Mayor and Council. Council discussed comments provided by Bud Chatham during the Public Comment period. The Town Attorney will contact Mr. Chatham to further discuss

Jackson Municipal Code section 5.06.130 regarding solicitation licenses. Councilwoman Sell Chambers also acknowledged surface parking issues.

Councilman Schechter expressed concern for local branches of the United States Postal Service. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to direct staff to draft a letter to the Wyoming Congressional delegation, based on the points listed below, and further, to authorize the Mayor, at her sole discretion, to approve and sign the letter, and have it sent—both electronically by US mail—no later than Friday, December 8, 2023:

1. If only for the upcoming holiday season, please use your influence with the USPS to address the severe staffing shortages facing Jackson’s two post offices.
2. These shortages are creating a host of problems, including shorter window hours, longer lines, and delays in delivery.
3. Because Jackson has no home delivery of mail, these issues are particularly problematic for our older residents, who rely on the USPS for important care items such as medicine, eyeglasses, and other necessities.
4. Despite the community’s support for local businesses, these problems will get worse during the holiday season as residents turn to on-line shopping for goods not available in Jackson.
5. Local USPS employees are doing all they can, but they are overwhelmed.
6. While the town council cannot directly address these problems, we can reach out to you on behalf of our constituents (who are, of course, also your constituents.)

Mayor Morton Levinson called for the vote. The vote showed all in favor.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on catering permit compliance, parklets, temporary sign permits, and Wyoming Energy Authority. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to approve the Town Manager’s Report. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Adjourn. 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. The motion carried. The meeting adjourned at 8:06 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
425	ACE EQUIPMENT & SUPPLY	176141	GUTTER BROOM	10/24/2023	3,557.29	.00	
Total 425:					3,557.29	.00	
51	ACE HARDWARE	848375	SUPPLIES	11/16/2023	59.24	.00	
51	ACE HARDWARE	848858	STORAGE BAGS	11/20/2023	11.98	.00	
51	ACE HARDWARE	849049	SUPPLIES	11/21/2023	20.84	.00	
51	ACE HARDWARE	849090	DRILL BIT	11/21/2023	26.99	.00	
51	ACE HARDWARE	849119	DOOR STOP AND GLUE	11/21/2023	6.98	.00	
51	ACE HARDWARE	849184	KEYS	11/22/2023	32.10	.00	
51	ACE HARDWARE	849243	CAT LITTER	11/22/2023	9.99	.00	
51	ACE HARDWARE	849272	BATTERIES AND LITTER	11/22/2023	49.46	.00	
51	ACE HARDWARE	849293	ICE MELT	11/24/2023	39.98	.00	
51	ACE HARDWARE	849575	DOWELS	11/27/2023	14.97	.00	
51	ACE HARDWARE	849587	SUPPLIES	11/27/2023	14.78	.00	
51	ACE HARDWARE	849594	cCAT LITTER	11/27/2023	9.99	.00	
51	ACE HARDWARE	849612	HOLE SAW	11/27/2023	50.47	.00	
51	ACE HARDWARE	849615	SUPPLIES	11/27/2023	36.61	.00	
51	ACE HARDWARE	849657	ANTI-FREEZE	11/28/2023	4.59	.00	
51	ACE HARDWARE	849736	DOOR LOCK	11/28/2023	84.98	.00	
51	ACE HARDWARE	849737	KEYS	11/28/2023	17.96	.00	
51	ACE HARDWARE	849795	HOSE CLAMP	11/28/2023	38.88	.00	
51	ACE HARDWARE	849796	MULTITOOL	11/28/2023	142.98	.00	
51	ACE HARDWARE	849825	SUPPLIES	11/29/2023	64.44	.00	
51	ACE HARDWARE	849873	SHRINK TUBE	11/29/2023	29.47	.00	
51	ACE HARDWARE	849952	SCREWS	11/29/2023	1.89	.00	
51	ACE HARDWARE	849968	SUPPLIES	11/29/2023	1.89	.00	
51	ACE HARDWARE	850045	SUPPLIES	11/30/2023	7.17	.00	
51	ACE HARDWARE	850129	SUPPLIES	11/30/2023	74.44	.00	
51	ACE HARDWARE	850139	SUPPLIES	11/30/2023	15.48	.00	
51	ACE HARDWARE	850183	SUPPLIES	12/01/2023	22.48	.00	
51	ACE HARDWARE	850266	HOOK SNAP	12/01/2023	10.48	.00	
51	ACE HARDWARE	850267	SHOVELS	12/01/2023	169.95	.00	
51	ACE HARDWARE	851042	SUPPLIES	12/07/2023	53.98	.00	
Total 51:					1,125.44	.00	
6861	ADVANCED NETWORK MANAG	BD0060907	UCSC SERVERS	12/04/2023	245,820.68	.00	
6861	ADVANCED NETWORK MANAG	BD0060929	IP PHONE WIRELESS	12/04/2023	2,574.45	.00	
6861	ADVANCED NETWORK MANAG	BD0060958	IP PHONE	12/05/2023	9,361.50	.00	
6861	ADVANCED NETWORK MANAG	BD0061002	INFRASTRUCTURE SERVICES	12/06/2023	4,410.00	.00	
Total 6861:					262,166.63	.00	
88	AIRGAS INTERMOUNTAIN INC.	9143915865	BANDSAW BLADES	11/07/2023	118.92	.00	
Total 88:					118.92	.00	
6900	ALDER ENVIRONMENTAL LLC	4245	THAW WELL #3	11/30/2023	253.75	.00	
Total 6900:					253.75	.00	
5726	AMAZON	17XF-H9HT-M	PIPE CLEANERS	12/01/2023	7.49	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5726	AMAZON	1DDH-LM3L-M	LOGITECH	11/28/2023	211.99	.00	
5726	AMAZON	1KRK-F44J-XQ	CREDIT	11/03/2023	58.43-	.00	
5726	AMAZON	1LTP-T96Q-L6	BATTERY PACK	12/09/2023	51.98	.00	
5726	AMAZON	1RKR-X9MD-L	PATCH CABLE	12/09/2023	68.38	.00	
5726	AMAZON	1RPG-H7HM-F	OUTLETS	12/05/2023	907.84	.00	
5726	AMAZON	1TLM-QKMF-K	STORAGE BINS	11/21/2023	189.98	.00	
Total 5726:					1,379.23	.00	
2763	AMERIWEST WATER SERVICES	23-145	ALL-QWEST GALLON TOTES	11/03/2023	8,683.09	.00	
Total 2763:					8,683.09	.00	
7221	ANDERS GLASS AND TINT	1134	WINDSHIELD	11/18/2023	480.00	.00	
Total 7221:					480.00	.00	
4389	APPLE INC	MA40284583	LAPTOP	11/10/2023	4,847.00	.00	
Total 4389:					4,847.00	.00	
1783	AT&T	287272169264	ACCOUNT #287272169264	11/12/2023	43.23	.00	
1783	AT&T	287279795460	MONTHLY ACCOUNT 287279795	11/11/2023	251.88	.00	
Total 1783:					295.11	.00	
4920	BEST BEST & KRIEGER	930853	51148.00002 WIRELESS	03/31/2022	424.50	.00	
4920	BEST BEST & KRIEGER	950053	51148.00002 WIRELESS	11/08/2022	192.00	.00	
4920	BEST BEST & KRIEGER	981723	MATTER 51148.00003 SILVERST	12/02/2023	336.50	.00	
Total 4920:					953.00	.00	
4774	BIG R RANCH & HOME	1646614	HAND CARD	11/22/2023	139.99	.00	
4774	BIG R RANCH & HOME	1648813	PADLOCK	12/07/2023	29.99	.00	
4774	BIG R RANCH & HOME	1648814	GLOVES	12/07/2023	1,943.28	.00	
Total 4774:					2,113.26	.00	
3500	BISON LUMBER	2310-825880	FIBERBOARD	10/25/2023	395.20	.00	
Total 3500:					395.20	.00	
21	BLACK HAWK INDUSTRIAL	5285566	VENTIS PUMP	11/30/2023	1,207.17	.00	
Total 21:					1,207.17	.00	
1560	BLUE SPRUCE CLEANERS,INC	120123	DRY CLEANING PD	12/01/2023	335.02	.00	
Total 1560:					335.02	.00	
6727	BRIGGS, ERIC L	25780	TOOLS	11/30/2023	22.20	.00	
6727	BRIGGS, ERIC L	25920	TOOLS	12/07/2023	278.95	.00	
Total 6727:					301.15	.00	
7077	BURKHOLDER, SHAWN	120423	JANUARY RENT	12/04/2023	1,942.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7077:					1,942.50	.00	
5	CARQUEST AUTO PARTS INC.	6090-634780	STARTER	11/17/2023	585.32	.00	
5	CARQUEST AUTO PARTS INC.	6090-634832	CREDIT	11/18/2023	328.06-	.00	
5	CARQUEST AUTO PARTS INC.	6090-636280	HEADLIGHT	12/05/2023	148.35	.00	
Total 5:					405.61	.00	
102	CASELLE INC.	129094	CONTRACT SUPPORT	12/01/2023	1,897.00	.00	
Total 102:					1,897.00	.00	
447	CDW-GOVERNMENT	NG64150	MIMECAST	11/27/2023	40,742.99	.00	
Total 447:					40,742.99	.00	
544	CENTURYLINK	664837788	Monthly bill for account 75912352	11/20/2023	75.48	.00	
Total 544:					75.48	.00	
7089	CHARLIE'S PLUMBING OF JH	10962	DELONEY RESTROOMS	12/04/2023	395.00	.00	
7089	CHARLIE'S PLUMBING OF JH	10963	DELONEY RESTROOMS	11/29/2023	385.00	.00	
Total 7089:					780.00	.00	
514	CONRAD & BISCHOFF INC.	IN-799663-23	FUEL	11/27/2023	28,384.84	.00	
Total 514:					28,384.84	.00	
4887	CONTROL SYSTEM TECHNOLO	11005	CONTROL SERVICE	11/20/2023	1,690.50	.00	
Total 4887:					1,690.50	.00	
1691	CORE & MAIN LP	R957726C	CREDIT	02/08/2023	20.00-	.00	
1691	CORE & MAIN LP	T777760	PROCODER PIT	10/23/2023	2,134.50	.00	
1691	CORE & MAIN LP	T947362	Pvc pipe	11/15/2023	423.52	.00	
1691	CORE & MAIN LP	T976265	BALL CORP	11/22/2023	889.95	.00	
Total 1691:					3,427.97	.00	
6409	CUES	970004373	WHEEL RBR	09/11/2023	443.51	.00	
Total 6409:					443.51	.00	
7364	CURLEAF CLUSTERS HOA	112823	REFUND WATER LEAK ADJUST	11/28/2023	8,693.10	.00	
Total 7364:					8,693.10	.00	
6243	DAY WIRELESS SYSTEMS	INV802194	MALE CONNECTOR	11/21/2023	54.40	.00	
Total 6243:					54.40	.00	
4918	DEAN'S PEST CONTROL LLC	86114	PEST CONTROL	11/20/2023	100.00	.00	
4918	DEAN'S PEST CONTROL LLC	86453	PEST CONTROL	11/22/2023	55.00	.00	
4918	DEAN'S PEST CONTROL LLC	86483	PEST CONTROL	11/16/2023	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4918:					255.00	.00	
6883	DIVISION OF CHILD SUPPORT	120123	DCSE CASE #0005405448	12/01/2023	509.23	509.23	12/01/2023
Total 6883:					509.23	509.23	
2175	DIVISION OF VICTIM SERVICES	120123	Crime Victim Surcharge	12/01/2023	450.00	.00	
Total 2175:					450.00	.00	
3408	E.R. OFFICE EXPRESS	21814	STORAGE BOXES	12/04/2023	68.32	.00	
Total 3408:					68.32	.00	
1134	ENERGY LABORATORIES INC.	597672	INFLUENT AND EFFLUENT	11/29/2023	464.00	.00	
1134	ENERGY LABORATORIES INC.	597732	ANALYSIS PARAMETER	11/29/2023	168.00	.00	
1134	ENERGY LABORATORIES INC.	598382	INFLUENT AND EFFLUENT	12/01/2023	479.00	.00	
Total 1134:					1,111.00	.00	
6552	ETNA TRADE PARK LLC	120423	JANUARY RENT	12/04/2023	4,062.00	.00	
Total 6552:					4,062.00	.00	
81	EVANS CONSTRUCTION INC	100084	CREDIT	09/21/2023	8,587.25-	.00	
81	EVANS CONSTRUCTION INC	100084	CREDIT	09/21/2023	51,423.00-	.00	
81	EVANS CONSTRUCTION INC	8542	SAND	11/28/2023	22,500.00	.00	
Total 81:					37,510.25-	.00	
7228	EVANS, SARA	120123	RESTITUTION PAYMENT 23-02-	12/01/2023	200.00	.00	
Total 7228:					200.00	.00	
6293	EVOLUTION CONCRETE CUTTI	9490	CONCRETE PEDESTALS	04/28/2023	855.00	.00	
Total 6293:					855.00	.00	
3195	FERGUSON ENTERPRISES, IN	2016945	LF INSTAL KIT	11/30/2023	56.49	.00	
3195	FERGUSON ENTERPRISES, IN	2083992	TUBE	11/29/2023	1.25	.00	
Total 3195:					57.74	.00	
4294	FIRE SERVICES OF IDAHO	12537281	155 EAST PEARL	11/21/2023	6,194.43	.00	
4294	FIRE SERVICES OF IDAHO	12537646	PW	11/28/2023	5,007.76	.00	
Total 4294:					11,202.19	.00	
4709	FLEETPRIDE	113028792	VALVE KIT	12/04/2023	103.14	.00	
Total 4709:					103.14	.00	
668	FREEDOM MAILING SERVICE I	46690	UTILITY BILLING	12/04/2023	909.95	.00	
668	FREEDOM MAILING SERVICE I	46690	UTILITY BILLING	12/04/2023	909.96	.00	
Total 668:					1,819.91	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6633	FURBER, WINSLOW	120523	COPPER PIPE	12/05/2023	39.84	.00	
6633	FURBER, WINSLOW	120523	CDL PHYSICAL	12/05/2023	155.00	.00	
Total 6633:					194.84	.00	
7287	GARCIA, ISRAEL	112923	INTRETATION	11/29/2023	40.00	.00	
Total 7287:					40.00	.00	
7378	GARCIA, VIRGINIA	120623	BAIL REFUND CASE #23-08-019	12/06/2023	250.00	250.00	12/06/2023
Total 7378:					250.00	250.00	
6844	GE SOFTWARE	213592	FUEL MODULE SITE	11/30/2023	80.00	.00	
Total 6844:					80.00	.00	
4212	GILLIG LLC	41110562	IGNITION UNIT	11/20/2023	20.99	.00	
4212	GILLIG LLC	41111539	TIE ROD	11/22/2023	230.16	.00	
4212	GILLIG LLC	41111540	WINDOW	11/22/2023	3,776.84	.00	
4212	GILLIG LLC	41113666	DRAGLINK	11/30/2023	267.12	.00	
Total 4212:					4,295.11	.00	
5734	GREENWAY PAINTING LLC	1742	675 HANSON PAINTING	12/06/2023	5,312.00	.00	
Total 5734:					5,312.00	.00	
7342	HARMONY DESIGN, INC	23413	23097 TOJ PATHWAY SAFETY	11/14/2023	3,189.25	.00	
Total 7342:					3,189.25	.00	
4988	HD FOWLER COMPANY	16571185	kupferle parts	11/16/2023	291.25	.00	
4988	HD FOWLER COMPANY	16575518	WATER PARTS	11/22/2023	251.16	.00	
Total 4988:					542.41	.00	
829	HEINER, ROBERT	112923	SAFETY BOOTS	11/29/2023	94.49	.00	
Total 829:					94.49	.00	
96	HIGH COUNTRY LINEN	0394809	MATS @ SHELTER	08/16/2023	82.65	.00	
96	HIGH COUNTRY LINEN	0400131	MATS @ SHELTER	09/13/2023	82.65	.00	
96	HIGH COUNTRY LINEN	0400241	MATS @ START	09/13/2023	230.13	.00	
96	HIGH COUNTRY LINEN	0402779	MATS @ SHELTER	09/27/2023	82.65	.00	
96	HIGH COUNTRY LINEN	0402894	SHOP TOWELS	09/27/2023	98.32	.00	
96	HIGH COUNTRY LINEN	0407563	MATS @ SHELTER	10/25/2023	82.65	.00	
96	HIGH COUNTRY LINEN	0408276	MATS @ HOME RANCH	10/30/2023	24.56	.00	
96	HIGH COUNTRY LINEN	0411399	MATS @ TOWN HALL	11/21/2023	264.04	.00	
96	HIGH COUNTRY LINEN	0412132	MATS @ 145 E PEARL	11/27/2023	13.39	.00	
96	HIGH COUNTRY LINEN	0412137	MATS @ HOME RANCH	11/27/2023	24.56	.00	
96	HIGH COUNTRY LINEN	0413150	MATS AND TOWELS @ START	12/04/2023	232.82	.00	
96	HIGH COUNTRY LINEN	0413481	MATS @ TOWN HALL	12/05/2023	264.04	.00	
96	HIGH COUNTRY LINEN	0413561	MATS @ SHELTER	12/06/2023	82.65	.00	
96	HIGH COUNTRY LINEN	S0399227	TOWELS @ START	09/07/2023	111.48	.00	
96	HIGH COUNTRY LINEN	S0400897	TISSUE	09/15/2023	193.61	.00	
96	HIGH COUNTRY LINEN	S0402493	TOWLES	09/25/2023	44.41	.00	
96	HIGH COUNTRY LINEN	S0403476	SUPPLIES	09/29/2023	132.64	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	S0408938	SHOP TOWELS	11/02/2023	38.54	.00	
96	HIGH COUNTRY LINEN	S0410644	BATHROOM CLEANER	11/15/2023	164.93	.00	
96	HIGH COUNTRY LINEN	S0410814	NAPKINS	11/16/2023	157.29	.00	
96	HIGH COUNTRY LINEN	S0412208	DISTILLED WATER	11/27/2023	4.70	.00	
96	HIGH COUNTRY LINEN	S0412408	VISA VERSA	11/28/2023	133.94	.00	
96	HIGH COUNTRY LINEN	S0413313	EXTENSION POLE	12/05/2023	73.32	.00	
Total 96:					2,619.97	.00	
4736	IDAHO CHILD SUPPORT RECEI	120123	case #426985	12/01/2023	564.20	564.20	12/01/2023
Total 4736:					564.20	564.20	
7286	INTERNATIONAL CYBERNETIC	231130-6	SIGN AND RED CURB INVENTO	11/30/2023	6,750.00	.00	
Total 7286:					6,750.00	.00	
6954	IVY OUTDOOR SERVICES LLC	0000058	TRASH SERVICE	12/01/2023	1,350.00	.00	
6954	IVY OUTDOOR SERVICES LLC	0000059	DOWNTOWN TRASH NOVEMBE	12/01/2023	4,893.75	.00	
Total 6954:					6,243.75	.00	
2	JACKSON CURBSIDE INC.	00031372	RECYCLING	11/10/2023	795.00	.00	
2	JACKSON CURBSIDE INC.	00031397	RECYCLING	11/10/2023	225.00	.00	
2	JACKSON CURBSIDE INC.	00031411	DOWNTOWN RECYCLING	11/10/2023	1,530.00	.00	
Total 2:					2,550.00	.00	
7163	JACKSON GROUP LOCKBOX	656216IF	OIL FILTER	11/28/2023	53.66	.00	
7163	JACKSON GROUP LOCKBOX	656803IF	OIL FILTER	12/06/2023	107.32	.00	
7163	JACKSON GROUP LOCKBOX	656881IFG	FUEL FILTER	12/07/2023	195.36	.00	
Total 7163:					356.34	.00	
7386	JACKSON HOLE GRAND EXPE	120622	BUSINESS LICENSE REFUND	12/06/2022	164.00	.00	
Total 7386:					164.00	.00	
6474	JACKSON HOLE LAW, PC	2108	LEGAL SERVICES	11/30/2023	3,505.00	.00	
Total 6474:					3,505.00	.00	
131	JACKSON HOLE NEWS & GUID	358225	AD#420994	09/30/2023	589.44	.00	
131	JACKSON HOLE NEWS & GUID	358989	AD#422501	10/25/2023	702.00	.00	
131	JACKSON HOLE NEWS & GUID	358990	AD#422502	10/25/2023	135.00	.00	
131	JACKSON HOLE NEWS & GUID	359531	AD#FALL PATCHING	11/06/2023	72.00	.00	
131	JACKSON HOLE NEWS & GUID	359688	AD#422999	11/15/2023	810.00	.00	
131	JACKSON HOLE NEWS & GUID	359689	AD#423000	11/15/2023	72.00	.00	
131	JACKSON HOLE NEWS & GUID	359691	AD#423002	11/15/2023	562.50	.00	
131	JACKSON HOLE NEWS & GUID	359692	AD#423003	11/15/2023	162.00	.00	
131	JACKSON HOLE NEWS & GUID	359693	AD#423004	11/15/2023	103.50	.00	
131	JACKSON HOLE NEWS & GUID	359878	AD#423162	11/22/2023	130.50	.00	
131	JACKSON HOLE NEWS & GUID	359879	AD#423163	11/22/2023	612.00	.00	
131	JACKSON HOLE NEWS & GUID	359931	AD#423164	11/22/2023	40.50	.00	
131	JACKSON HOLE NEWS & GUID	359947	AD#422489	11/22/2023	433.20	.00	
131	JACKSON HOLE NEWS & GUID	359948	AD#422490	11/22/2023	433.20	.00	
131	JACKSON HOLE NEWS & GUID	360393	AD#423377	12/06/2023	198.00	.00	
131	JACKSON HOLE NEWS & GUID	360394	AD#423469	12/06/2023	225.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
131	JACKSON HOLE NEWS & GUID	360395	AD#423468	12/06/2023	954.00	.00	
131	JACKSON HOLE NEWS & GUID	360396	AD#423467	12/06/2023	63.00	.00	
131	JACKSON HOLE NEWS & GUID	360466	AD#423518	12/06/2023	851.20	.00	
Total 131:					7,149.04	.00	
114	JACKSON LUMBER INC	0000939496-0	2X4 MATERIAL	11/13/2023	231.34	.00	
Total 114:					231.34	.00	
121	J-B MECHANICAL	40477	DRYER ELEMENT	12/01/2023	96.48	.00	
Total 121:					96.48	.00	
239	JH20 WATER CONDITIONING &	I231121311	BOTTLE DELONIZED WATER, DI	11/21/2023	75.00	.00	
Total 239:					75.00	.00	
7118	JONES SIMKINS	57515	AUDIT SERVICES	11/30/2023	9,045.00	.00	
Total 7118:					9,045.00	.00	
139	JORGENSEN ASSOCIATES, PC	52676	20402 BUDGE DRIVE	12/02/2023	1,376.25	.00	
Total 139:					1,376.25	.00	
2485	KENWORTH SALES COMPANY	004P28586.02	BRAKE PADS	11/14/2023	1,907.40	.00	
Total 2485:					1,907.40	.00	
7236	LEGEND HYDROVACING, INC	639	BERGER LANE	11/13/2023	1,375.00	.00	
7236	LEGEND HYDROVACING, INC	639-1	1262 ALLEN	11/13/2023	1,375.00	.00	
Total 7236:					2,750.00	.00	
5691	LEPCO	55194	SERVICE CALL	11/28/2023	1,321.00	.00	
5691	LEPCO	55195	SERVICE CALL	11/28/2023	1,253.50	.00	
5691	LEPCO	55240	CHEM DELIVERY	12/04/2023	753.96	.00	
Total 5691:					3,328.46	.00	
7381	LINTHICUM, BRANDON	112923	TRAVEL REIMBURSE	11/29/2023	881.90	.00	
Total 7381:					881.90	.00	
2224	LOCAL GOV'T LIABILITY POOL	14877	AA220041 DEDUCTIBLE	11/29/2023	1,000.00	.00	
Total 2224:					1,000.00	.00	
156	LOWER VALLEY ENERGY INC	92050-002 11-3	3150 S ADAMS CANYON DR, JA	11/30/2023	250.34	.00	
156	LOWER VALLEY ENERGY INC	92050-003 11-3	SPRUCE DR PUMP HOUSE, JA	11/30/2023	236.00	.00	
156	LOWER VALLEY ENERGY INC	92050-005 11-3	CACHE KUDAR LT, JACKSON,	11/30/2023	59.55	.00	
156	LOWER VALLEY ENERGY INC	92050-006 11-3	N CACHE ST LIGHTING, JACKS	11/30/2023	32.40	.00	
156	LOWER VALLEY ENERGY INC	92050-008 11-3	CEMETERY, JACKSON, WY 20	11/30/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-010 11-3	ELY SPRINGS RD WELL 6,7,8, J	11/30/2023	1,003.26	.00	
156	LOWER VALLEY ENERGY INC	92050-014 11-3	135 E BROADWAY AVE HEAT TA	11/30/2023	18.05	.00	
156	LOWER VALLEY ENERGY INC	92050-016 11-3	210 N CACHE ST HOME RANCH	11/30/2023	52.37	.00	
156	LOWER VALLEY ENERGY INC	92050-017 11-3	WASTE WATER TRTMT INTERM	11/30/2023	16.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-019 11-3	RANGEVIEW DR LIFT PUMP CO	11/30/2023	81.08	.00	
156	LOWER VALLEY ENERGY INC	92050-020 11-3	S HWY 89 PATHWAY TUNNEL LT	11/30/2023	32.40	.00	
156	LOWER VALLEY ENERGY INC	92050-021 11-3	150 E PEARL AVE, JACKSON, W	11/30/2023	1,444.16	.00	
156	LOWER VALLEY ENERGY INC	92050-023 11-3	RANGEVIEW DR LOTS 18,19 LT	11/30/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-024 11-3	1605 BERGER LN SEWER LIFT	11/30/2023	24.90	.00	
156	LOWER VALLEY ENERGY INC	92050-025 11-3	450 W SNOW KING AVE NEW S	11/30/2023	550.03	.00	
156	LOWER VALLEY ENERGY INC	92050-026 11-3	450 W SNOW KING AVE SHOP, J	11/30/2023	321.32	.00	
156	LOWER VALLEY ENERGY INC	92050-027 11-3	RANGEVIEW DR LOTS 20,21 LT	11/30/2023	18.70	.00	
156	LOWER VALLEY ENERGY INC	92050-028 11-3	RANGEVIEW DR LOTS 26,27 LT	11/30/2023	18.56	.00	
156	LOWER VALLEY ENERGY INC	92050-030 11-3	RANGEVIEW DR LOTS 95,96 LT	11/30/2023	18.44	.00	
156	LOWER VALLEY ENERGY INC	92050-031 11-3	MOUNTAIN VIEW LN LOT 38,39	11/30/2023	18.50	.00	
156	LOWER VALLEY ENERGY INC	92050-032 11-3	LILAC LN LOTS 88, 89 LTS, JAC	11/30/2023	18.44	.00	
156	LOWER VALLEY ENERGY INC	92050-034 11-3	LILAC LN LOTS 80, 81 LTS, JAC	11/30/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-035 11-3	RANGEVIEW DR LOTS 41,42 LT	11/30/2023	20.19	.00	
156	LOWER VALLEY ENERGY INC	92050-036 11-3	RANGEVIEW DR LOTS 12,13 LT	11/30/2023	16.63	.00	
156	LOWER VALLEY ENERGY INC	92050-039 11-3	LILAC LN LOTS 86, 87 LTS, JAC	11/30/2023	18.31	.00	
156	LOWER VALLEY ENERGY INC	92050-040 11-3	CORNER CREEK & LILAC LOTS	11/30/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-041 11-3	LILAC & DAISY LOTS 99, 101 LT	11/30/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-043 11-3	CORNER CREEK LOTS 68,69 LT,	11/30/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-044 11-3	SNOW KING ESTATES BOOSTE	11/30/2023	110.23	.00	
156	LOWER VALLEY ENERGY INC	92050-045 11-3	TOWN SQUARE LIGHTS, JACKS	11/30/2023	62.78	.00	
156	LOWER VALLEY ENERGY INC	92050-047 11-3	WASTE WATER TRTMT UV BLD	11/30/2023	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-049 11-3	WASTE WATER TRTMT PTB 545	11/30/2023	10,030.83	.00	
156	LOWER VALLEY ENERGY INC	92050-050 11-3	2 MG TANK, JACKSON, WY 200	11/30/2023	20.27	.00	
156	LOWER VALLEY ENERGY INC	92050-051 11-3	WELL #5 KARNS MEADOW DR,	11/30/2023	2,302.83	.00	
156	LOWER VALLEY ENERGY INC	92050-052 11-3	675 E BROADWAY AVE WELL #1	11/30/2023	859.40	.00	
156	LOWER VALLEY ENERGY INC	92050-053 11-3	WELLS #2 & #3, JACKSON, WY	11/30/2023	2,199.50	.00	
156	LOWER VALLEY ENERGY INC	92050-054 11-3	CITY WELL ELK REF 1, JACKSO	11/30/2023	65.47	.00	
156	LOWER VALLEY ENERGY INC	92050-055 11-3	CITY WELL ELK REF 2, JACKSO	11/30/2023	34.43	.00	
156	LOWER VALLEY ENERGY INC	92050-059 11-3	440 W SNOW KING AVE POLICE	11/30/2023	173.36	.00	
156	LOWER VALLEY ENERGY INC	92050-060 11-3	400 W SNOW KING AVE S GAR,	11/30/2023	1,011.42	.00	
156	LOWER VALLEY ENERGY INC	92050-061 11-3	400 W SNOW KING AVE PUBLIC	11/30/2023	643.38	.00	
156	LOWER VALLEY ENERGY INC	92050-074 11-3	CRABTREE LN THAW WELL #2,	11/30/2023	43.39	.00	
156	LOWER VALLEY ENERGY INC	92050-075 11-3	HIGH SCHOOL RD THAW WELL	11/30/2023	108.80	.00	
156	LOWER VALLEY ENERGY INC	92050-078 11-3	145 W HANSEN AVE FRONT, JA	11/30/2023	80.25	.00	
156	LOWER VALLEY ENERGY INC	92050-079 11-3	145 W HANSEN AVE BACK, JAC	11/30/2023	136.31	.00	
156	LOWER VALLEY ENERGY INC	92050-081 11-3	IRR CONTROL & LTS PEARL ST,	11/30/2023	24.33	.00	
156	LOWER VALLEY ENERGY INC	92050-082 11-3	400 W SNOW KING AVE E STOR	11/30/2023	369.95	.00	
156	LOWER VALLEY ENERGY INC	92050-090 11-3	955 MAPLE WAY, JACKSON, WY	11/30/2023	141.46	.00	
156	LOWER VALLEY ENERGY INC	92050-092 11-3	3150 S ADAMS CANYON DR ANI	11/30/2023	434.37	.00	
156	LOWER VALLEY ENERGY INC	92050-102 11-3	145 W HANSEN AVE FRONT, JA	11/30/2023	75.81	.00	
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	10/31/2023	1,907.20	.00	
156	LOWER VALLEY ENERGY INC	92050-106 11-3	940 SIMON LN, JACKSON, WY	11/30/2023	160.42	.00	
156	LOWER VALLEY ENERGY INC	92050-111 11-3	PEARL & WILLOW ST LTS, JACK	11/30/2023	19.15	.00	
156	LOWER VALLEY ENERGY INC	92050-114 11-3	210 N CACHE ST HOME RANCH	11/30/2023	347.17	.00	
156	LOWER VALLEY ENERGY INC	92050-126 11-3	SPRING WATER LN LIFT STATIO	11/30/2023	30.90	.00	
156	LOWER VALLEY ENERGY INC	92050-127 11-3	3337 S CODY CREEK DR LIFT S	11/30/2023	166.86	.00	
156	LOWER VALLEY ENERGY INC	92050-130 11-3	3 CREEK RANCH AFFORDABLE	11/30/2023	24.38	.00	
156	LOWER VALLEY ENERGY INC	92050-131 11-3	195 E DELONEY AVE RESTROO	11/30/2023	285.12	.00	
156	LOWER VALLEY ENERGY INC	92050-132 11-3	160 S MILLWARD ST PARKING	11/30/2023	1,486.26	.00	
156	LOWER VALLEY ENERGY INC	92050-134 11-3	160 S MILLWARD ST PARKING	11/30/2023	6.34	.00	
156	LOWER VALLEY ENERGY INC	92050-332 11-3	185 N GLENWOOD ST LTS, JAC	11/30/2023	26.65	.00	
156	LOWER VALLEY ENERGY INC	92050-334 11-3	JOSEPHINE LOOP LOT 15 LIFT	11/30/2023	102.98	.00	
156	LOWER VALLEY ENERGY INC	92050-336 11-3	HIDDEN RANCH PATHWAY TUN	11/30/2023	21.41	.00	
156	LOWER VALLEY ENERGY INC	92050-341 11-3	210 N CACHE ST HOME RANCH	11/30/2023	29.99	.00	
156	LOWER VALLEY ENERGY INC	92050-342 11-3	25 S REDMOND ST LT PEDESTA	11/30/2023	34.66	.00	
156	LOWER VALLEY ENERGY INC	92050-345 11-3	930 SIMON LN, JACKSON, WY	11/30/2023	137.74	.00	
156	LOWER VALLEY ENERGY INC	92050-353 11-3	W DELONEY & BROADWAY LTS,	11/30/2023	87.41	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-355 11-3	S CACHE SE OF CENTER ARTS	11/30/2023	77.97	.00	
156	LOWER VALLEY ENERGY INC	92050-356 11-3	55 KARNS MEADOW DR START	11/30/2023	5,860.87	.00	
156	LOWER VALLEY ENERGY INC	92050-357 11-3	55 KARNS MEADOW DR START	11/30/2023	2,621.95	.00	
156	LOWER VALLEY ENERGY INC	92050-358 11-3	650 W BROADWAY PATHWAY LT	11/30/2023	75.77	.00	
156	LOWER VALLEY ENERGY INC	92050-359 11-3	MILLER PARK PARKING LOT CH	11/30/2023	152.56	.00	
156	LOWER VALLEY ENERGY INC	92050-360 11-3	1035 W BROADWAY AVE PATH	11/30/2023	32.27	.00	
156	LOWER VALLEY ENERGY INC	92050-361 11-3	625 W BROADWAY AVE NEW P	11/30/2023	21.36	.00	
156	LOWER VALLEY ENERGY INC	92050-362 11-3	STELLARIA LN/S HWY 89 LIGHT	11/30/2023	20.84	.00	
156	LOWER VALLEY ENERGY INC	92050-363 11-3	455 VINE ST UTIL, JACKSON, W	11/30/2023	52.64	.00	
156	LOWER VALLEY ENERGY INC	92050-364 11-3	65 VIRGINIAN LN #5, JACKSON,	11/30/2023	49.64	.00	
156	LOWER VALLEY ENERGY INC	92050-365 11-3	65 VIRGINIAN LN #7, JACKSON,	11/30/2023	68.35	.00	
156	LOWER VALLEY ENERGY INC	92050-367 11-3	455 VINE ST APT #3, JACKSON,	11/30/2023	56.58	.00	
156	LOWER VALLEY ENERGY INC	92050-368 11-3	455 VINE ST APT #4, JACKSON,	11/30/2023	61.84	.00	
156	LOWER VALLEY ENERGY INC	92050-370 11-3	2022 WILDFLOWER CT, JACKS	11/30/2023	115.72	.00	
156	LOWER VALLEY ENERGY INC	92050-371 11-3	2022 WILDFLOWER CT, JACKS	11/30/2023	43.44	.00	
156	LOWER VALLEY ENERGY INC	92050-374 11-3	455 VINE ST APT #1, JACKSON,	11/30/2023	74.23	.00	
156	LOWER VALLEY ENERGY INC	92050-375 11-3	155 E PEARL AVE, JACKSON, W	11/30/2023	24.07	.00	
156	LOWER VALLEY ENERGY INC	92050-376 11-3	149 E PEARL AVE, JACKSON, W	11/30/2023	111.90	.00	
156	LOWER VALLEY ENERGY INC	92050-378 11-3	145 E PEARL AVE #A EAST, JAC	11/30/2023	75.83	.00	
156	LOWER VALLEY ENERGY INC	92050-382 11-3	BUDGE DR LT SYSTEM, JACKS	11/30/2023	20.63	.00	
156	LOWER VALLEY ENERGY INC	92050-383 11-3	SNOW KING DR WATER TANK C	11/30/2023	19.08	.00	
156	LOWER VALLEY ENERGY INC	92050-385 11-3	85 N SPRING GULCH RD SPRIN	11/30/2023	228.63	.00	
156	LOWER VALLEY ENERGY INC	92050-388 11-3	121 SHERWOOD CT BLDG 2 BU	11/30/2023	58.31	.00	
156	LOWER VALLEY ENERGY INC	92050-389 11-3	1640 MARTIN LN LIFT STATION,	11/30/2023	24.64	.00	
156	LOWER VALLEY ENERGY INC	92050-390 11-3	400 W SNOW KING AVE HOUSI	11/30/2023	202.92	.00	
156	LOWER VALLEY ENERGY INC	92050-391 11-3	400 W SNOW KING AVE PARK M	11/30/2023	510.35	.00	
156	LOWER VALLEY ENERGY INC	92050-392 11-3	400 W SNOW KING AVE ADMIN,	11/30/2023	574.69	.00	
156	LOWER VALLEY ENERGY INC	92050-393 11-3	400 W SNOW KING AVE EMPLO	11/30/2023	644.49	.00	
156	LOWER VALLEY ENERGY INC	92050-395 11-3	145 E PEARL AVE #C LOFT, JAC	11/30/2023	60.45	.00	
156	LOWER VALLEY ENERGY INC	92050-396 11-3	145 E PEARL AVE HSE/CMN, JA	11/30/2023	73.71	.00	
156	LOWER VALLEY ENERGY INC	92050-397 11-3	145 E PEARL AVE #B WEST, JA	11/30/2023	65.75	.00	
156	LOWER VALLEY ENERGY INC	92050-398 11-3	155 E PEARL AVE, JACKSON, W	11/30/2023	68.14	.00	
156	LOWER VALLEY ENERGY INC	92050-399 11-3	155 E PEARL AVE, JACKSON, W	11/30/2023	90.80	.00	
156	LOWER VALLEY ENERGY INC	92050-401 11-3	455 VINE ST APT #2, JACKSON,	11/30/2023	91.94	.00	
156	LOWER VALLEY ENERGY INC	92050-405 11-3	3585 S CANADIAN DR, JACKSO	11/30/2023	68.64	.00	
156	LOWER VALLEY ENERGY INC	92050-406 11-3	3585 S CANADIAN DR, JACKSO	11/30/2023	79.17	.00	
156	LOWER VALLEY ENERGY INC	92050-407 11-3	130 E KELLY AVE #23, JACKSO	11/30/2023	58.95	.00	
156	LOWER VALLEY ENERGY INC	92050-409 11-3	6905 W HWY 22 RENTAL, WILS	11/30/2023	131.66	.00	
156	LOWER VALLEY ENERGY INC	92050-411 11-3	1540 MARTIN LN H-FRAME MET	11/30/2023	4.23	.00	
156	LOWER VALLEY ENERGY INC	92050-413 11-3	76 E CIRCLE DR, THAYNE, WY	11/30/2023	43.28	.00	
Total 156:					40,904.57	.00	
7304	MACEDA, VERONICA	120123	RESTITUTION PAYMENT 23-07-	12/01/2023	500.00	.00	
Total 7304:					500.00	.00	
7112	MARKMAN, JASON	120423	JANUARY RENT	12/04/2023	1,995.00	.00	
Total 7112:					1,995.00	.00	
7384	MEYER, TODD	112823	TRAVEL REIMBURSEMENT	11/28/2023	2,083.42	.00	
Total 7384:					2,083.42	.00	
7388	MID-AMERICA RESEARCH CHE	0804153-IN	OIL	10/27/2023	393.49	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7388:					393.49	.00	
6770	MOBILITY FOREFRONT LLC	MFFINV0225	BATTERY LEASE	12/01/2023	35,000.00	.00	
Total 6770:					35,000.00	.00	
4129	MOUNTAIN X, LLC	18660	TRANSPORT OF BUSES	11/30/2023	6,935.00	6,935.00	12/04/2023
Total 4129:					6,935.00	6,935.00	
4623	MSC INDUSTRIAL SUPPLY CO	6554276001	PARTS	11/09/2023	439.08	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6584087001	PARTS	11/27/2023	290.24	.00	
Total 4623:					729.32	.00	
7371	MUNGER MOUNTAIN SNOW RE	2096	SNOW REMOVAL	12/04/2023	640.00	.00	
Total 7371:					640.00	.00	
257	NAPA AUTO PARTS INC.	182894	ATF	11/14/2023	114.95	.00	
257	NAPA AUTO PARTS INC.	183928	AIR FILTER	11/18/2023	26.66	.00	
257	NAPA AUTO PARTS INC.	184360	water pump	11/21/2023	84.22	.00	
257	NAPA AUTO PARTS INC.	184392	FLUID DRAIN	11/21/2023	832.19	.00	
257	NAPA AUTO PARTS INC.	184577	oil pump	11/22/2023	4.99	.00	
257	NAPA AUTO PARTS INC.	185030	V-BELT	11/27/2023	11.04	.00	
257	NAPA AUTO PARTS INC.	185209	LAMP	11/27/2023	22.84	.00	
257	NAPA AUTO PARTS INC.	185339	v-belt	11/28/2023	22.08	.00	
257	NAPA AUTO PARTS INC.	185347	water pump	11/28/2023	84.22	.00	
257	NAPA AUTO PARTS INC.	185388	ANTIFREEZE	11/28/2023	78.90	.00	
257	NAPA AUTO PARTS INC.	185498	VALVE	11/28/2023	103.02	.00	
257	NAPA AUTO PARTS INC.	185626	LAMP	11/29/2023	11.42	.00	
257	NAPA AUTO PARTS INC.	185704	oil FILTER	11/29/2023	35.52	.00	
257	NAPA AUTO PARTS INC.	185986	FILTERS	11/30/2023	128.57	.00	
257	NAPA AUTO PARTS INC.	185997	BRAKES	11/30/2023	227.66	.00	
257	NAPA AUTO PARTS INC.	187815	FILTERS	12/08/2023	67.30	.00	
Total 257:					1,855.58	.00	
187	NELSON ENGINEERING	62836	TOJ PATHWAY IMPROVEMENTS	10/31/2023	1,794.00	.00	
187	NELSON ENGINEERING	62958	SCOTT LANE PLANNING	10/31/2023	9,866.25	.00	
187	NELSON ENGINEERING	62959	SCOTT LANE PLANNING	10/31/2023	2,421.25	.00	
187	NELSON ENGINEERING	63161	23-363-01- ADMIN SERVICES	11/30/2023	1,343.75	.00	
187	NELSON ENGINEERING	63183	21-060-01 THAW WELL	11/30/2023	97.00	.00	
Total 187:					15,522.25	.00	
5707	PERFORM PRINTING LLC	P 1456	BUSINESS CARDS PATROL	12/01/2023	337.00	.00	
Total 5707:					337.00	.00	
4550	PORTER'S OFFICE PRODUCTS	851029-0	OFFICE SUPPLIES	12/07/2023	64.23	.00	
Total 4550:					64.23	.00	
6068	POWER ENGINEERING CO, INC	0259008-IN	SOLENOID VALVE	11/13/2023	250.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6068:					250.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775555152	ISOLATOR	11/21/2023	66.16	.00	
6483	PREMIER TRUCK- SALT LAKE C	775556940	FEES	11/29/2023	1,200.00-	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775535966	CREDIT	11/20/2023	14.96-	.00	
Total 6483:					1,148.80-	.00	
7379	QUINN, ELI	120623	BAIL REFUND 23-09-0241	12/06/2023	2,100.00	2,100.00	12/06/2023
Total 7379:					2,100.00	2,100.00	
1430	ROBINSON, ROXANNE DEVRIE	120723	REIMBURSE FOR DEPT LUNCH	12/07/2023	202.24	.00	
Total 1430:					202.24	.00	
5812	RUI INC. DBA VILLAGE GARDN	2075	SNOW REMOVAL	01/21/2023	468.75	.00	
Total 5812:					468.75	.00	
7189	SAUNDERS RANCH COMPANY	631	TRANSPORT	12/01/2023	620.00	.00	
Total 7189:					620.00	.00	
7387	SCHWARTZ, WILLIAM	120677	BOND RELEASE P21-246	12/06/1977	2,000.00	.00	
Total 7387:					2,000.00	.00	
6781	SCHWARTZ, WILLIAM P	113023	release bond 10 E simpson	11/30/2023	2,000.00	.00	
Total 6781:					2,000.00	.00	
4548	SILVER CREEK SUPPLY	0013524892-0	ISEBADGER	11/20/2023	183.80	.00	
Total 4548:					183.80	.00	
4720	SILVERSTAR	54639 1223	MONTHLY SERVICES ACCOUNT	12/01/2023	2,696.42	.00	
4720	SILVERSTAR	654791 1223	ACCOUNT #654791 MONTHLY S	12/01/2023	869.73	.00	
Total 4720:					3,566.15	.00	
6374	SLUDER, KELLY	120623	REIMBURSE FOR WIPERS	12/06/2023	52.40	.00	
Total 6374:					52.40	.00	
7106	SMITH PSYCHOLOGICAL SERVI	6742	EVALUATION	11/21/2023	400.00	.00	
7106	SMITH PSYCHOLOGICAL SERVI	6811	EVALUATION	12/01/2023	400.00	.00	
Total 7106:					800.00	.00	
6332	SMITH, MEGAN AMANDA	289	KARNS MEADOW DRAFT	10/20/2023	4,850.00	.00	
Total 6332:					4,850.00	.00	
4699	SNAKE RIVER ROASTING	802854	COFFEE	11/29/2023	47.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4699:					47.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618538	ANIMAL CARE	11/16/2023	31.56	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618590	ANIMAL CARE	11/16/2023	159.95	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618591	ANIMAL CARE	11/16/2023	30.38	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619086	ANIMAL CARE	11/29/2023	60.77	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619087	ANIMAL CARE	11/29/2023	66.36	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619104	ANIMAL CARE	11/30/2023	91.69	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619105	ANIMAL CARE	11/30/2023	117.59	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619107	ANIMAL CARE	11/30/2023	26.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619108	ANIMAL CARE	11/30/2023	47.70	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619109	ANIMAL CARE	11/30/2023	57.41	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619110	ANIMAL CARE	11/30/2023	19.73	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619111	ANIMAL CARE	11/30/2023	183.08	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619354	ANIMAL CARE	12/05/2023	46.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619355	ANIMAL CARE	12/05/2023	23.02	.00	
Total 1505:					962.90	.00	
6838	SPSC POA - South Park Services	120123	MONTHLY FEES	12/01/2023	301.38	.00	
Total 6838:					301.38	.00	
251	STANDARD PLUMBING SUPPLY	UKR299	AWAKEN PARTS	08/16/2023	161.07	.00	
251	STANDARD PLUMBING SUPPLY	UNHQ93	SLIP JOINT	09/13/2023	32.70	.00	
251	STANDARD PLUMBING SUPPLY	UTQ136	SUP BRUTE	10/27/2023	409.49	.00	
251	STANDARD PLUMBING SUPPLY	UVR890	LAV GUARD KIT	11/07/2023	56.76	.00	
Total 251:					660.02	.00	
7088	STONE, KIRK	120423	JANUARY RENT	12/04/2023	2,940.00	.00	
Total 7088:					2,940.00	.00	
7155	STOUT, RICHARD D.	111523	HEARING PREP	11/15/2023	375.00	.00	
Total 7155:					375.00	.00	
7076	SUSTAINABLE STRATEGIES DC	3660	CONSULTING SERVICES	10/29/2023	8,794.55	.00	
Total 7076:					8,794.55	.00	
1443	TETON COUNTY CLERK	112823	NOVEMBER EMERGENCY MAN	11/28/2023	10,651.57	.00	
1443	TETON COUNTY CLERK	112823D	NOVEMBER DISPATCH	11/28/2023	52,997.11	.00	
1443	TETON COUNTY CLERK	112823P	NOVEMBER PLANNING	11/28/2023	9,679.99	.00	
1443	TETON COUNTY CLERK	112823P	NOVEMBER PLANNING	11/28/2023	7,150.56	.00	
Total 1443:					80,479.23	.00	
6554	TETON COUNTY HISTORIC	112123	1ST AND 2ND QUARTER	11/21/2023	26,850.00	.00	
Total 6554:					26,850.00	.00	
55	TETON COUNTY SHERIFF'S-JAI	661	NOVEMBER INMATES	12/04/2023	648.00	.00	
Total 55:					648.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
614	TETON COUNTY TREASURER	01-001262 202	3500 SOUTH PARK	09/19/2023	14,723.85	.00	
614	TETON COUNTY TREASURER	OJ-000287 202	410 SCOTT LANE	09/19/2023	6,081.11	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/19/2023	2,885.98	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/19/2023	2,885.98	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/19/2023	2,885.98	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/19/2023	.01	.00	
614	TETON COUNTY TREASURER	OJ-000327 202	145 WEST HANSEN	09/19/2023	2,885.98	.00	
614	TETON COUNTY TREASURER	OJ-000665 202	940 SIMON LANE	09/19/2023	5,295.42	.00	
614	TETON COUNTY TREASURER	OJ-000955 202	955 MAPLE WAY	09/19/2023	5,225.19	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/19/2023	2,000.62	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/19/2023	2,000.61	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/19/2023	2,000.62	.00	
614	TETON COUNTY TREASURER	OJ-001154 202	455 VINE STREET	09/19/2023	2,000.61	.00	
614	TETON COUNTY TREASURER	OJ-001631 202	930 SIMON LANE	09/19/2023	4,999.04	.00	
614	TETON COUNTY TREASURER	OJ-005483 202	675 E HANSEN	09/19/2023	15,110.48	.00	
614	TETON COUNTY TREASURER	OJ-005484 202	685 EAST HANSEN	09/19/2023	13,612.14	.00	
614	TETON COUNTY TREASURER	OJ-006074	155 E PEARL	09/19/2023	40,855.26	.00	
614	TETON COUNTY TREASURER	OJ-007164	65 VIRGINIAN LANE	09/19/2023	3,989.56	.00	
614	TETON COUNTY TREASURER	OJ-007166 202	65 VIRGINIAN LANE	09/19/2023	3,986.80	.00	
Total 614:					133,425.24	.00	
1614	TETON COUNTY-FUND 10	103123O	OCTOBER 2023 PER ALYSSA W	10/31/2023	26,059.11	.00	
1614	TETON COUNTY-FUND 10	112823P	NOVEMBER 2023 PATHWAYS	11/28/2023	7,474.95	.00	
Total 1614:					33,534.06	.00	
166	TETON COUNTY-FUND 19	112823C	NOVEMBER 2023 CAPTIAL	11/28/2023	2,150,076.42	.00	
166	TETON COUNTY-FUND 19	112823C	NOVEMBER 2023 CAPTIAL	11/28/2023	11,027.12	.00	
Total 166:					2,161,103.54	.00	
268	TETON MOTORS INC	5108196	SEALS	11/07/2023	43.16	.00	
268	TETON MOTORS INC	5108242	REMANUFACTURED TRANS	11/13/2023	6,568.09	.00	
268	TETON MOTORS INC	5108243	REMANUFACTURED TRANS	11/13/2023	6,518.77	.00	
268	TETON MOTORS INC	5108244	SEAL	11/13/2023	14.42	.00	
268	TETON MOTORS INC	5108289	SEAL	11/16/2023	6.16	.00	
268	TETON MOTORS INC	5108368	BLOCK	11/22/2023	94.77	.00	
268	TETON MOTORS INC	5108374	CORE CREDIT	11/22/2023	2,000.00-	.00	
268	TETON MOTORS INC	5108375	CORE CREDIT	11/22/2023	2,000.00-	.00	
268	TETON MOTORS INC	5108447	SWITCH	12/01/2023	55.73	.00	
Total 268:					9,301.10	.00	
3162	TETON TRASH REMOVAL, INC.	23 DEC 500	145 HANSEN TRASH	12/01/2023	103.00	.00	
Total 3162:					103.00	.00	
7151	TETON TRUST FOR HISTORIC	112723	1ST AND 2ND QUARTER	11/27/2023	12,500.00	.00	
Total 7151:					12,500.00	.00	
7202	TEXTMYGOV	501709	SOFTWARE MANAGEMENT	11/01/2023	6,000.00	.00	
Total 7202:					6,000.00	.00	
6941	THE CONNOR E FIELD TRUST	120423	JANUARY RENT	12/04/2023	2,575.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6941:					2,575.00	.00	
6810	THE TIRE RACK, INC.	LM24784	TIRES	11/29/2023	1,561.52	.00	
Total 6810:					1,561.52	.00	
3955	THOMSON WEST	849338717	SUBSCRIPTION CHARGES	12/01/2023	477.08	.00	
3955	THOMSON WEST	849338717	SUBSCRIPTION CHARGES	12/01/2023	477.07	.00	
Total 3955:					954.15	.00	
6363	TMSC LLC	2023-005-10Y	REPAIR HEATERS IN PW BAYS	11/20/2023	460.00	.00	
6363	TMSC LLC	2023-005-11F	FACILITIES GENERAL PARKING	12/05/2023	6,940.82	.00	
6363	TMSC LLC	2023-005-11SK	SNOW KING EVENTS CENTER	12/05/2023	360.00	.00	
Total 6363:					7,760.82	.00	
7153	TRALIANIT OPERATING, LLC	INV005300	COURSE LICENSES	11/29/2023	4,620.00	.00	
Total 7153:					4,620.00	.00	
777	UPPER CASE PRINTING INK	1143	Newsletter	11/07/2023	190.74	.00	
Total 777:					190.74	.00	
7361	US HOMES LLC	120423	JANUARY RENT	12/04/2023	1,560.00	.00	
Total 7361:					1,560.00	.00	
3881	VALLEY OFFICE SYSTEMS	AR1236884	CONTRACT COPIER	11/20/2023	1,325.94	.00	
3881	VALLEY OFFICE SYSTEMS	AR1238752	COLOR COPIER	11/28/2023	22.55	.00	
Total 3881:					1,348.49	.00	
7383	VANEENENAAM, JULI	112723	SCOTT LANE MAPLE LANE PAT	11/27/2023	16,636.20	.00	
Total 7383:					16,636.20	.00	
563	WESTBANK SANITATION	4408851T022	3585 CANADIAN DR	01/21/2023	97.46	.00	
Total 563:					97.46	.00	
1640	WESTERN STATE	IN002602834	VALVES	11/20/2023	394.32	.00	
1640	WESTERN STATE	IN002602836	COUPLING	11/20/2023	763.44	.00	
1640	WESTERN STATE	IN002616757	VALVE	12/04/2023	454.69	.00	
1640	WESTERN STATE	IN002621162	SEALS AND FILTERS	12/07/2023	823.59	.00	
Total 1640:					2,436.04	.00	
472	WHITE GLOVE CLEANING, INC.	1641B	HOUSE CLEANING	11/30/2023	455.90	.00	
472	WHITE GLOVE CLEANING, INC.	1661B	HOUSE CLEANING	11/30/2023	136.13	.00	
472	WHITE GLOVE CLEANING, INC.	1696B	HOME CLEANING	12/01/2023	112.86	.00	
472	WHITE GLOVE CLEANING, INC.	1697B	HOUSE CLEANING	11/30/2023	177.71	.00	
472	WHITE GLOVE CLEANING, INC.	9154	CLEAN PW	09/30/2023	1,500.00	.00	
472	WHITE GLOVE CLEANING, INC.	9274	PW CLEANING	11/30/2023	1,500.00	.00	
472	WHITE GLOVE CLEANING, INC.	9280	SNOW KING HOUSING	11/30/2023	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	9281	PARKING GARAGE	11/30/2023	250.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
472	WHITE GLOVE CLEANING, INC.	9283	Bunk House cleaning	11/30/2023	125.00	.00	
472	WHITE GLOVE CLEANING, INC.	9301	CAN LINERS	11/30/2023	82.50	.00	
472	WHITE GLOVE CLEANING, INC.	9302	TOWELS	11/30/2023	271.50	.00	
Total 472:					5,011.60	.00	
7385	WHITEFORD, TAYLOR & PREST	64360406	PROTERRA MATTER	11/13/2023	13,917.60	.00	
Total 7385:					13,917.60	.00	
7380	WILLIAMS, RILEY	112923	TRAVEL REIMBURSEMENT	11/29/2023	1,745.94	.00	
Total 7380:					1,745.94	.00	
7081	WILMA D SORSBY TRUST	120423	JANUARY RENT	12/04/2023	3,150.00	.00	
Total 7081:					3,150.00	.00	
6117	WILSON, JOHN	120423	JANUARY RENT	12/04/2023	2,200.00	.00	
Total 6117:					2,200.00	.00	
3619	WY CHILD SUPPORT ENFORCE	120123	case 223669	12/01/2023	34.61	34.61	12/01/2023
3619	WY CHILD SUPPORT ENFORCE	120123	case #223670	12/01/2023	34.61	34.61	12/01/2023
Total 3619:					69.22	69.22	
575	WYOMING ASSOC OF RURAL W	18932	CONFERENCE REGISTRATION	11/22/2023	219.00	.00	
575	WYOMING ASSOC OF RURAL W	19094	MINI CONFERENCE REGISTRA	11/28/2023	219.00	.00	
Total 575:					438.00	.00	
4198	WYOMING FIRST AID & SAFETY	80005142	first aid kit resupply	11/28/2023	57.98	.00	
4198	WYOMING FIRST AID & SAFETY	80005143	first aid kit resupply	11/29/2023	121.14	.00	
Total 4198:					179.12	.00	
5788	WYOMING GARAGE DOOR, LLC	2695	GARAGE DOOR START BARN	01/21/2023	6,308.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2696	SERVICE CALL	11/22/2023	358.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2697	REPAIR GARAGE DOORS	12/01/2023	2,511.50	.00	
5788	WYOMING GARAGE DOOR, LLC	2699	SERVICE CALL	12/04/2023	180.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2700	ANNUAL INSPECTION	12/04/2023	1,237.50	.00	
Total 5788:					10,595.00	.00	
406	WYOMING LAW ENFORCEMEN	120123	OET FEE NOVEMBER CASES	12/01/2023	65.00	.00	
Total 406:					65.00	.00	
7065	WYOMING LAW ENFORCEMEN	C-12220	BASIC TRAINING	12/04/2023	659.50	.00	
7065	WYOMING LAW ENFORCEMEN	C-12220	BASIC TRAINING	12/04/2023	838.50	.00	
7065	WYOMING LAW ENFORCEMEN	C-12220	BASIC TRAINING	12/04/2023	55.00	.00	
Total 7065:					1,553.00	.00	
1764	WYOMING.COM INC	2182384	DOMAIN HOSTING	12/05/2023	5.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1764:					5.00	.00	
2842	YELLOW IRON EXCAVATION, LL	91172	6905 S HWY 22 TRASH	11/30/2023	50.00	.00	
2842	YELLOW IRON EXCAVATION, LL	91694	455 VINE	11/30/2023	80.00	.00	
2842	YELLOW IRON EXCAVATION, LL	91900	155 E PEARL	11/30/2023	140.00	.00	
2842	YELLOW IRON EXCAVATION, LL	91901	TRASH @ SHELTER	11/30/2023	180.00	.00	
Total 2842:					450.00	.00	
Grand Totals:					3,104,573.99	10,427.65	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY REPORT FOR NOVEMBER 2023**

During the month of November, the Court received \$19,676 in fines, costs, and fees.

29 cases were dismissed: 20 parking violations.

497 charges were filed: 469 parking violations, 28 summons.

The abbreviations used below are: BF= Bond Forfeiture (includes \$10.00 court cost and fees), GP=Guilty Plea and Fine, NC= No Contest Plea and Fine, G=Found Guilt
NG=Found Not Guilty at Trial,
R=Restitution, CS=Community Service, DP=Deferred Prosecution, D=Dismissed, D-TS= Dismissed with Traffic School,
DA=Deferred Adjudication

CLOSED CASES (Non-Parking only)

<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
99640N	Compulsory Auto Insurance	BF	280
99629N	Compulsory Auto Insurance	BF	280
99482N	Dog bite causing wound	BF	100
98284N	Failure to Maintain Lane	BF	90
99457N	Failure to Maintain Lane	BF	100
98695N	Failure to yield ROW	BF	90
99352N	Limitations on turning around; unsafe U Turn	BF	100
99137N	Obedience to traffic control devices	BF	150
99513N	Public intoxication	BF	135
99639N	Public intoxication	BF	135
99845N	Speeding 47/30	BF	145
99336N	Speeding urban - 52/30 mph zone	BF	274
99651N	Speeding urban - 51/30 mph zone	BF	267
99580N	Starting Parked Vehicle	BF	90
98513N	Stop Sign Violation	BF	140
99582N	Stop Sign Violation	BF	140
99061N	Valid license plate/temp permit required	BF	140
18523P	Compulsory Auto Insurance	D- Provided Valid Information	0
99140N	Compulsory Auto Insurance	D- Per Town's Motion	0
99632N	Compulsory Auto Insurance	D- Per Town's Motion	0
99526N	Criminal trespass	D- Per Town's Motion	0
186002344AC	Driving/Control of vehicle while intox	DA- In accordance with WS 7-13-301	0
186003335AC	1st off win 10 years-Drive/control veh under infl alcohol concentratio	DA- In accordance with WS 7-13-301	0
95371J	Marijuana: use and/or possession	D- Per Town's Motion	0
99635N	Public intoxication	D- Per Town's Motion	0
99631N	state statute No DL	D- Per Town's Motion	0

STAFF REPORT



Meeting Date:	December 18, 2023	Meeting Title:	Regular - Consent
Submitting Department:	Legal	Presenter:	Lea Colasuonno
Agenda Item:	Agreement Between Slow Food in the Tetons, the Town of Jackson, and Teton County/Jackson Parks & Recreation for Community Garden	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to review and consider renewing the Agreement Between Slow Food in the Tetons, the Town of Jackson, and Teton County/Jackson Parks & Recreation ("Agreement").

Requested Action.

Staff requests Council review and consider renewing the Agreement.

Recommendations.

Staff recommends Council review and consider renewing the Agreement.

Background.

The community gardens were originally run and managed through Teton County/Jackson Parks & Recreation and the Town of Jackson. Several years ago, the Jackson Hole Community Garden Foundation was established to organize and manage the gardens within the community with the support of Teton County/Jackson Parks & Recreation. Slow Foods in the Tetons approached Teton County/Jackson Parks & Recreation over the winter of 2019-2020 requesting to take over daily operations and manage the administrative side of the community gardens.

In 2020, Slow Food in the Tetons, the Town of Jackson, and Teton County/Jackson Parks & Recreation entered an agreement to establish the terms and conditions under which Teton County/Jackson Parks & Recreation, acting as the Town's agent, administered Slow Foods in the Tetons' management of the Town's community gardens located on Town-owned property in May Park and, second, next to Blair Drive for the use and benefit of the general public during the term of this Agreement.

The parties have found the Agreement fostered a productive partnership that has benefitted the community and staff seeks to renew the Agreement for another three-year term without substantive changes to the terms and conditions.

Analysis & Key Policy Questions.

The Legal Department updated the Agreement for a few minor technical matters, conferred with the parties and, as appropriate, counsel, for the parties. All parties find the document attached to this staff report appropriate.

Possible Alternatives.

Council could elect to:

- 1) Direct staff to make modifications to the terms and conditions and negotiate those changes with the other parties.
- 2) Not agree to enter the Agreement.

Comprehensive Plan & Priority Alignment.

This item aligns with Section 8, quality service delivery to the public.

Fiscal Impact.

Slow Food in the Tetons shall pay Teton County Parks & Recreation \$500.00 annually for its support/duties in managing both community gardens.

Staff Impact.

The Legal Department spent 5 hours in total reviewing, drafting, and coordinating Council presentation for this item.

Attachments or Links.

- Agreement Between Slow Food in the Tetons, the Town of Jackson, and Teton County/Jackson Parks & Recreation for Community Gardens

Suggested Motion.

I move to approve the Agreement Between Slow Food in the Tetons, the Town of Jackson, and Teton County/Jackson Parks & Recreation and authorize the Mayor to execute it, subject to minor changes by staff.

**AGREEMENT BETWEEN SLOW FOOD IN THE TETONS, THE TOWN OF JACKSON, AND TETON
COUNTY/JACKSON PARKS & RECREATION**

1. Parties. This AGREEMENT (“**Agreement**”) is made and entered into by and between Slow Food in the Tetons, a Wyoming non-profit corporation, whose address is P.O. Box 7290, Jackson, WY 83002 (“**Slow Food**”), and The Town of Jackson, a Wyoming municipal corporation, whose address is P.O. Box 1687, Jackson WY 83001 (“**Town**”), and Teton County/Jackson Parks & Recreation, a joint department of Teton County, Wyoming and the Town, whose address is P.O. Box 811, Jackson, WY 83001 (“**TCJPR**”), together “Parties.”
2. Purpose. The purpose of this Agreement is to establish the terms and conditions under which TCJPR, acting as the Town’s agent, will administer Slow Foods’ management of the Town’s community gardens located on Town-owned property in May Park and next to Blair Drive (individually “**Property**,” together “**Properties**”), for the use and benefit of the general public during the term of this Agreement.
3. Term of Agreement. This Agreement is effective upon the date last signed and executed by the duly authorized representatives of the Parties and shall remain in full force and effect for three (3) years with the option for one (1) three-year renewal. This Agreement may be terminated by any Party upon written notice, which notice shall be delivered by certified mail to the addresses listed below.
4. Payment. Payment shall be made by Slow Food annually in the amount of Five Hundred (\$500.00) to Teton County/Jackson Parks & Recreation.
5. Responsibilities of the TCJPR. TCJPR understands, covenants, and agrees that it is solely responsible for:
 - A. Providing asset maintenance and repair, including fencing and storage shed;
 - B. Providing general upkeep and care of exterior of the Properties and outside the fence;
 - C. Charging up (in Spring) and blowout of irrigation system (in Fall), along with maintenance and repair of irrigation infrastructure;
 - D. Serving as a liaison between Slow Food and Town;
 - E. Providing support and direction related to asset/infrastructure requests; and
 - F. Serving as the approving party for any asset add or facility modifications.
6. Responsibilities of Slow Food. Slow Food understands, covenants, and agrees that, other than the responsibilities of the TCJPR as set forth in Paragraph 5, Slow Food is solely responsible for:
 - A. Maintaining in good working condition, reasonable wear and tear excepted, all necessary hand tools and hoses, nozzles, etc. that are used for watering needs to accommodate gardeners;

- B. Performing all necessary maintenance and maintaining in good working condition, reasonable wear and tear excepted, all materials associated with individual plots, borders, boards, etc.;
- C. Evaluating and overseeing garden utilization and general rule compliance, attached hereto as Exhibit 1;
- D. Assigning and administering unused or available plots;
- E. Providing an internal list of Roles, Responsibilities, and Expectations of gardeners to ensure CUP compliance;
- F. Ensuring compliance with the CUP, specifically including that the gardens are maintained and well-kept by keeping all items and garden amenities out of common paths and along fences, and keeping all gardeners within their designated garden plot defined by wooden borders;
- G. Giving the Town prompt written notice, defined as within five (5) business days, of any accident, fire, or damage on or to the Property;
- H. Complying with all laws, orders, regulations, rules, ordinances, and covenants of all state and federal statutes and all local ordinances and regulations applicable to Slow Food and/or its use of the Properties; and
- I. Complying with all reasonable rules and regulations that may be established, from time to time, by the Town or TCJPR.

7. Limits on Use of the Property.

- A. All materials, plantings, and garden decorations shall remain within the designated garden plots;
- B. There shall be no planting of noxious weeds nor the planting, cultivation, growing, or harvesting of a controlled substance;
- C. Gardeners shall utilize organic gardening techniques and any alteration or deviation from this practice shall be mutually discussed and agreed upon by adjacent gardeners;
- D. All communication materials, equipment and supplies purchased by gardeners are at their own expense or shared between gardeners upon mutual consent; and
- E. Slow Food shall not alter, modify, or add any asset on Town property, with the exception of replacing in the exact location damaged or rotten wooden garden plots, the footprint of which shall not change.

8. Acceptance and Maintenance of the Property. Slow Food has inspected the Properties and accepts them in "as is" condition. Slow Food agrees to be responsible for routine maintenance and repairs on the Properties, except as described in Paragraph 5 of this Agreement. Slow Food shall not knowingly commit or willingly permit to be committed any act or thing contrary to the rules and regulations of any federal, state, municipal, or quasi-governmental authority. If TCJPR determines, in its sole discretion, that Slow Food is not maintaining both or either of the Properties in accordance with Paragraph 6 of this Agreement, it shall give notice to Slow Food in writing to repair and/or maintain the Property(ies). Slow Food shall have seven (7) days to correct any minor deficiencies and thirty (30) days for larger repairs which are the responsibility of Slow Food under this Agreement. If the repairs and maintenance duties of Slow Food as described in Paragraph 6 are not performed to TCJPR's satisfaction within the required time period, TCJPR may employ another person or entity to repair and/or maintain all or any part of the Property(ies) and Slow

Food shall be responsible for the payment of all expenses and costs related to said repair and maintenance, which if not paid, shall be deemed a default as provided herein.

9. Alterations and Improvements. TCJPR has the right, and Slow Food shall permit TCJPR or its representative(s), at any time to enter the Property to inspect and/or to make such additions, repairs, or alterations as it may deem necessary or proper for the safety, improvement, or preservation of the Property. All such improvements will be done, so far as practicable, to avoid interference with Slow Foods' occupancy and use of the Property(ies). Slow Food is not entitled to compensation for unavoidable interference with its occupancy and use and waives any claim for damages, including loss of business, resulting therefrom.

10. Insurance.

- A. Slow Food must, at Slow Food's expense, maintain a policy or policies of comprehensive general liability insurance with the premiums thereof fully paid on or before the due date. The policy or policies must be issued by and binding upon an insurance company with a Best Rating Guide A plus Class 15 Rating, such insurance to afford minimum portion of not less than a single limit for bodily injury and property damage of not less than One Million Dollars (\$1,000,000.00). The insurance policy must name the Town including its Officers, Officials, Employees, and Volunteers as an additional insured, state that coverage is primary and non-contributory, and cover all risks incident to Slow Food's use of the Property and business in connection therewith.
- B. Slow Food shall furnish and deposit with the Town certificates of all such insurance policies to be maintained by Slow Food with evidence of payment of the premiums thereon obtained at or prior to the commencement of the term of this Agreement, and copies of all insurance policies obtained at any time thereafter during the term of this Agreement. All such insurance policies, including such policies referred to immediately above, shall contain a clause or endorsement to the effect that they may not be terminated or materially amended during the term of this Agreement except after thirty (30) days written notice thereof to the Town.

11. Indemnification. Slow Food shall indemnify the Town and TCJPR and save them harmless from and against any and all claims, actions, damages, liability, and expense (including attorney's fees related thereto) in connection with loss of life, personal injury, or damage to property occurring in, on, about, or arising out of the Properties or the occupancy or use of the Properties by Slow Food or its agents, licensees, invitees, concessionaires, guests, contractors, customers or employees or occasioned wholly or in part by any act or omission of Slow Food, its agents, licensees, business invitees, concessionaires, guests, contractors, customers, or employees. The Parties acknowledge that the Properties are public areas to which the general public has access and, as a result, Slow Food shall not be liable for any claims, actions, damages, liability, and expense (including attorney's fees related thereto) in connection with loss of life, personal injury, or damage to property occurring in, on, about, or arising out of the Properties or the occupancy or use of the Properties by individuals unassociated with Slow Food or not authorized by Slow Food to use the Properties.

12. Attorney's Fees. In the event either party shall find it necessary to obtain the services of an attorney to enforce any of the covenants or conditions of this Agreement, the prevailing party shall be entitled to reimbursement for all costs and expenses, including reasonable attorney's fees, whether or not litigation is commenced.
13. Non-Assignment. Slow Food shall not assign, mortgage, hypothecate, or otherwise encumber this Agreement or any interest therein, nor permit the Properties or any part thereof to be used by any other person, firm, corporation, or other entity other than Slow Food without the written consent of the Town in each instance. The consent by the Town to an assignment shall not be construed to release Slow Food from the requirement that it obtain the Town's written consent for any further assignment(s). In the event permission is granted for any such assignment, subletting, licensing, or granting of a concession, Slow Food shall nevertheless remain liable for the performance of all the terms, conditions, and covenants of this Agreement, including, without limitation, the covenant to pay rent.
14. Town's Access. The Town and TCJPR and their agents, employees, or other representatives may enter the Properties at any reasonable time after reasonable notice for the purpose of (a) inspecting the Properties to ascertain Slow Foods' compliance with the terms and conditions of this Agreement; (b) in order to make repairs, additions, or alterations as the Town or TCJPR deems necessary; or (c) for any other reasonable purposes.
15. Notices. Any notices required or permitted to be given or served by either party to the other, unless otherwise stated herein, shall be deemed to have been duly given or served when in writing and forwarded by certified mail, postage prepaid, return receipt requested, to the respective addresses set forth below. Such notices shall be deemed given upon mailing of same.

<u>Slow Food in the Tetons:</u>	Scott Steen, Executive Director. P.O. Box 811 Jackson, WY 83002
<u>TCJPR:</u>	Teton County/Jackson Parks & Recreation ATTN: Steve Ashworth P.O. Box 7290 Jackson, Wyoming 83001
<u>Town:</u>	Town of Jackson Attn: Town Clerk P.O. Box 1687 Jackson, Wyoming 83001

16. General Provisions.
- A. Amendment. Slow Food acknowledges that it has not relied upon any statement, representation, agreement or warranty, except such as are expressly stated herein, and that no amendment, change or modification of this Agreement shall be valid or binding

unless expressed in writing and executed by the Parties hereto in the same manner as the execution of this Agreement.

- B. *No Partnership.* No partnership or joint venture is created by this Agreement.
- C. *Applicable Law.* This Agreement shall be construed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States of America for the District of Wyoming. This Wastewater Agreement was negotiated by both parties hereto. As such, it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.
- D. *Entirety of Agreement.* This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.
- E. *Severability.* Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
- F. *Governmental Immunity.* The Town and TCJPR do not waive their respective 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.
- G. *Third-Party Beneficiary Rights.* The Parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this Agreement shall not be constructed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the Parties to this Agreement, and shall insure solely to the benefit of the Parties to this Agreement. The Parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.
- H. *Counterparts; Electronic Signatures.* This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either party, each party agrees to execute an original of this Agreement as well as any facsimile or other reproduction hereof.

[intentionally left blank; signatures follow on next page]

EXECUTED as of the last date shown below.

Slow Food in the Tetons

By: _____ Date _____
Its: _____

Teton County/Jackson Parks & Recreation

Steve Ashworth
Director Date _____

Town of Jackson, Wyoming

Haley Morton Levinson
Mayor Date _____

Attest:

Riley Taylor
Town Clerk Date _____

Exhibit 1

Teton County/Jackson Parks & Recreation (TCJPR) **Community Gardens Rules and Regulations**

The following rules and regulations apply to community gardens within the Town of Jackson: Blair Community Garden and Wayne May Park Community Garden. The gardens are located on Town owned property. May Park is zoned P/SP (Public/Semi-Public) and Blair Garden is zoned PUD-NL-3 (Neighborhood low density). The following rules and regulations were established to ensure consistent use of the gardens, ensure CUP requirements are being met, the assets are being maintained and there are safe, accessible and functional spaces for community gardening activities. TCJPR provides oversight on behalf of the Town, however, there shall be a Managing Party to affect and implement gardening practices and daily operations of the gardens. Additional rules and regulations may be implemented by the Managing Party in addition to the following TCJPR Rules and Regulations:

1. Agreement and fee. Fees must be paid to the managing party prior to tending of individual plots. If applicable, any associated agreement must be in place prior to tending of individual plots.
2. Community garden seasons are typically from early May to late October, weather dependent.
3. Gardeners shall not turn on or otherwise adjust the water source(s) that feed the gardens. Dates of irrigation charge up and blow out will be communicated to the Managing Party each spring and fall based on weather conditions.
4. Gardens are open from dawn to dusk seven days a week. Please make sure gates are closed and secured when entering and exiting the garden.
5. Smoking, chewing tobacco and open flames are not allowed in the garden areas.
6. TCJPR and/or law enforcement should be notified immediately if illegal activities occur.
7. TCJPR should be notified immediately if any asset/infrastructure is damaged or not functioning.
8. Gardeners shall utilize organic gardening techniques and any alteration or deviation from organic gardening practices shall be mutually discussed and agreed upon by adjacent gardeners.
9. Non-organic chemical herbicides shall not be used within the community garden. Mechanical/hand removal is the preferred method of weeding. If, in the event, non-organic chemicals need to be used within the community gardens it shall only be applied by TCJPR or Managing Party staff holding a Wyoming Pesticide Applicators License to ensure label requirements are being met. There shall be no storage of non-organic chemicals or fertilizer on site.
10. Gardeners are expected to implement gardening techniques that will ensure responsible resource usage such as water and organic fertilizers.
11. Garden spaces and common areas must be maintained and kept up to ensure CUP compliance and protection of the asset(s). This is to include, but not limited to the following: weeding, trash collection, plot border maintenance, general care and cleaning of common areas.
 - a. All garden amenities, tools and associated materials must be kept out of common areas and pathways in and around the community garden.
12. Plot owners shall not alter, modify or add any asset on Town property, with the exception of repairing wooden plot borders to ensure defined gardening areas.
 - a. Plot beds should not exceed 18" rise above the exterior common area.
 - b. No permanent structures are permitted within plots or common areas (concrete, bricks, mortar).

- c. No temporary structures shall cross into, or shade, another plot.
 - d. All materials, plantings and garden decorations shall remain within the designated garden plot borders.
- 13. TCJPR shall be the approving party for any requests of modifications, alterations or addition of assets within the community gardens.
- 14. It is the responsibility of the plot owner or Managing Party to provide tools, plantings and associated implements necessary for care and upkeep of the plots.
- 15. There shall be no planting of noxious weeds or illegal organic material on Town property.
- 16. Gardeners shall only place appropriate organic materials in community compost piles and adequately breakdown and cut up material to allow for decomposition.

STAFF REPORT



Meeting Date:	December 18, 2023	Meeting Title:	Town Council Regular - Consent
Submitting Department:	Administration	Presenter:	Roxanne Robinson
Agenda Item:	Amendments and Property Tax Sharing for Shared Appreciation Mortgage (SAM)	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for the Town Council to consider items related to the Shared Appreciation Mortgage (SAM) the Town holds with the IT Director. The policy consideration is whether to alter the terms of the SAM in order to share in the increased property tax payments to support retention of an employee.

Requested Action.

The requested action is to:

1. Reapprove Amendment No. 2 to the Shared Appreciation Mortgage (SAM) that allows for a one-time refinance,
2. Consider Amendment No. 3 to the SAM that provides for equally sharing in the property taxes for the property moving forward, and
3. To consider reimbursement to the IT Director for ½ of the taxes paid for calendar year 2023.

Recommendations.

Staff recommends Council:

1. Approve Amendment No. 2 to the SAM that allows for a one-time refinance,
2. Approve Amendment No. 3 to the SAM that provides for equal sharing in the property taxes for the property moving forward, and
3. Approve reimbursement to the IT Director for ½ of the taxes paid for calendar year 2023.

Background.

The Town of Jackson entered into a SAM with the IT Director, Michael Palazzolo, in 2011 for a home on Wapiti Drive in east Jackson in which the Town and Palazzolo shared equally in the appreciation (or depreciation) of the home upon sale. The SAM is tied to continued employment and spells out all terms under which a sale must occur, the timing of such a sale, and the equal split in proceeds from such a sale.

On November 2, 2015, the Town approved Amendment No. 1 to the SAM to allow for a Home Equity Line of Credit (HELOC) upon Mr. Palazzolo's request to take care of expenses identified by Mr. Palazzolo.

In December of 2019, the Town approved Amendment No. 2 to the SAM that allowed for refinance of Mr. Palazzolo's mortgage to encompass the HELOC and release some of his equity to be utilized for major maintenance of the home and for personal financing needs (refinancing was prohibited in the SAM). The SAM requires the cost for major maintenance over \$4000 to be shared equally between the Town and Mr. Palazzolo. Mr. Palazzolo and Town Facilities staff agreed that there were likely expenses in the near future related to roofing and other major maintenance, and Council approved Mr. Palazzolo's request for him to refinance. After Council's approval, the refinance occurred but the amendment was never executed or recorded.

Mr. Palazzolo is now asking for a third amendment to the agreement that would change the property tax requirements such that the Town and Mr. Palazzolo evenly split the property taxes moving forward with an effective date of January 1, 2024. The SAM currently provides that all property taxes are the sole responsibility of Mr. Palazzolo. Property taxes for this property have increased significantly in 2023.

Property Tax History		
Year	Total Property Tax	1/2 Property Tax
2023	\$ 14,172.52	\$ 7,086.26
2022	\$ 8,516.81	\$ 4,258.41
2021	\$ 7,038.62	\$ 3,519.31
2020	\$ 6,445.14	\$ 3,222.57
2019	\$ 4,924.56	\$ 2,462.28
2018	\$ 4,461.72	\$ 2,230.86

The cost to the Town of Jackson for ½ of the property taxes for 2023 would be \$7,086.26. Mr. Palazzolo is asking for reimbursement from the Town for ½ of the full property taxes paid in 2023, and that the Town pay ½ of the property taxes annually moving forward. With Council's approval, this sharing of property taxes would take effect January 1, 2024 and the Town will pay taxes for the first half of the year (in the spring) and Mr. Palazzolo will pay the taxes for the second half of the year (in the fall). The Town's share of the property tax will be paid out of the Employee Housing Fund.

Sharing in the cost of the property taxes allows Mr. Palazzolo to continue to be able to afford to remain in the home while continuing his employment with the Town of Jackson and does not change the partnership or proceeds due the Town upon sale at a future date. The IT Director position is considered a critical response employee for the Town of Jackson.

Analysis.

Discussion Question #1: Does the Town Council support amending the SAM to pay ½ of the property taxes moving forward?

Staff's recommendation is to support this request due to the likelihood that property taxes will continue to increase and to support retention of this critical response employee residing in the Town limits. Should the Town Council choose not to support the request, it could result in a decision to sell the home that could result in earlier separation of employment than anticipated.

Discussion Question #2: Does the Town Council support the reimbursing Mr. Palazzolo for the 2023 property taxes?

Staff's recommendation is to provide this property tax share retroactively for 2023.

Possible Alternatives.

Council could choose to not support the recommendation for Amendment No. 3 or the request to share the property taxes for 2023.

Comprehensive Plan & Priority Alignment.

Supporting this amendment directly relates to Section 4: Town as Heart of the Region by preserving this housing unit for local employment, thereby avoiding a commute from an outlying community. The SAM also supports Common Value #3, Section 5: Local Workforce Housing by retaining this unit in our employee housing inventory. This recommendation also supports Section 8: Quality Community Service Provision by locally housing our IT Director that provides critical response services to the Town organization affecting all departments and core services.

Fiscal Impact.

The cost to the Town of Jackson for ½ of the property taxes for 2023 would be \$7,086.26 and moving forward would be equivalent to ½ of the annual increase in property taxes. The Town's share of the property tax will be paid out of the Employee Housing Fund moving forward.

Staff Impact.

Staff impact of preparing the staff report, reviewing the staff report, and preparing the 3rd amendment is 20 hours by the Legal Administration Departments.

Attachments or Links.

Shared Appreciation Mortgage Agreement.

Amendment No. 1 to SAM (regarding HELOC).

Amendment No. 2 to SAM (regarding Refinance).

Amendment No. 3 to SAM (regarding property taxes).

Suggested Motion.

I move to:

1. Approve Amendment No. 2 to the Shared Appreciation Mortgage that allows for a one-time refinance that has already been approved and has occurred and authorize the Mayor to execute the amendment and direct the Town Clerk to record the amendment with the County Clerk's office,
2. Approve Amendment No. 3 to the Shared Appreciation Mortgage that provides for equal sharing in the property taxes for the property moving forward, and authorize the Mayor to execute the amendment and direct the Town Clerk to record the amendment with the County Clerk's office,
3. Approve reimbursement to Michael Palazzolo for ½ of the taxes paid for calendar year 2023 with the exact dollar figure identified by the Town Finance Director, and
4. Direct staff to include payment for 2023 and 2024 in the next budget amendment for the FY24 budget.

STAFF REPORT



Meeting Date:	December 18, 2023	Meeting Title:	Regular – Consent
Submitting Department:	Police Department	Presenter:	Michelle Weber
Agenda Item:	Animal Training Services Agreement with Puppy Hotail & Spa.	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council approves contracts on behalf of the Town of Jackson and the Mayor executes the agreements.

Requested Action.

Staff Requests Council review the Agreement for Animal Training Services between the Jackson/Teton County Animal Shelter and Puppy Hotail & Spa.

Recommendations.

Staff requests approving the Agreement as presented.

Background.

Previous formalized training programs have proven to be a valuable resource and have been instrumental in helping shelter staff find homes for the dogs that came to the shelter with little to no prior training and/or poor social skills. With no formalized training program in place we have seen “hard to place” dogs at the shelter for close to one year. Jackson/Teton County Animal was recently just awarded a certificate from 2022 for being a no-kill shelter. The organization was a recipient of this award in part for the trainers that were working with the shelter at the time with the aggressive dogs who were struggling to be placed. With time and training, the dogs received enough base training for families to accept them into their homes on a permanent basis.

Puppy Hotail & Spa is a dog boarding, grooming, and training facility located in Newdale, Idaho. The staff at the facility have 30 years of experience in training animals.

Analysis & Key Policy Questions.

The Jackson/Teton County Animal Shelter has been utilizing outside resources for dog training on/off for several years. Historically the costs have been covered through the Animal Shelter Budget. Most recently training costs have increased significantly and the number of local trainers available and willing to contract with the Animal Shelter has decreased. Staff is recommending approving the proposed contract as the Animal Shelter will not incur any costs as those costs are being covered directly by an outside party. Additionally, the trainer identified has extensive experience with challenging dogs and has agreed to assist the Animal Shelter in this project.

Possible Alternatives.

The Town Council can choose not to approve this Agreement and staff will utilize in-house resources to train the dogs.

Comprehensive Plan & Priority Alignment.

Fiscal Impact.

No fiscal impact. A private donor has offered to sponsor all training for dogs in need of one-on-one training through Puppy Hotail & Spa. The donor will be invoiced directly so there will be no cost to the Jackson/Teton County Animal Shelter.

Staff Impact.

The staff impact of this items was 30 minutes from the Chief of Police to draft this staff report, plus 10 hours from the Town Attorney crafting the agreement.

Attachments or Links.

Animal Training Services Agreement between Town of Jackson and Puppy Hotail & Spa.

Suggested Motion.

I move to approve the Animal Training Services Agreement between the Town of Jackson and Puppy Hotail & Spa as presented in the attachments to this staff report and authorize the Mayor to execute the Agreement subject to minor changes by staff.

ANIMAL TRAINING SERVICES AGREEMENT

This Animal Training Services Agreement ("**Agreement**") is made and entered into, effective as of _____, 20____, ("**Effective Date**"), by and between the Town of Jackson ("**Town**"), a municipal corporation of the State of Wyoming, and Puppy Hotal & Spa ("**Trainer**"), a _____. The Town and Trainer are each a "**Party**" to the Agreement and are collectively the "**Parties.**"

RECITALS

WHEREAS, the Trainer is a dog trainer with a facility, Puppy Hotal & Spa, in Tetonia, Idaho that desires to provide training services to animals in the care and custody of the Jackson/Teton County Animal Shelter ("**Animal Shelter**") that require specialized training due to behavior issues ("**Training Services**");

WHEREAS, the Animal Shelter is a government-owned facility that provides humane care to and finds homes for lost and abandoned companion animals that desires Training Services to support the adoptability of animals in their care and custody;

WHEREAS, the Parties desire to enter into a written agreement providing terms and conditions for the Trainer to provide Training Services to animals in the care and custody of the Animal Shelter; and

WHEREAS, the Parties hereby acknowledge there is no financial remuneration between the Parties and any payment the Trainer may receive for Training Services would be obtained from a third party unrelated to the Town.

NOW THEREFORE, the Parties mutually covenant and agree as follows:

AGREEMENT

A. Animal Shelter Responsibilities.

1. *Animal Identification.* The Animal Shelter has sole responsibility to identify animals in their care and custody that may benefit from specialized training for behavioral issues and are appropriate for and to receive Training Services. After an animal is identified by the Animal Shelter, the Animal Shelter shall coordinate with the Trainer for a consultation regarding Training Services. If the Animal Shelter and Trainer mutually agree the animal may benefit from Training Services after the consultation, the animal is eligible to receive Training Services.
2. *Animal Health.*
 - i. The Animal Shelter shall supply food and medicine supplies at the time of transportation for all animals in an amount adequate for the expected time period of training. If the animal remains at the Trainer beyond the expected training period, the Trainer and Animal Shelter shall mutually agree on further necessary food and medicine supplies, which the Town shall reimburse Trainer for upon an appropriate invoice and receipt.
 - ii. The Animal Shelter shall not allow an animal to participate in Training Services until 30 days have passed after the exposure of an animal to rabies, distemper, or kennel cough.
 - iii. The Animal Shelter shall ensure an animal under 4 months old is dewormed twice in a 7-day period prior to allowing them to participate in Training Services.
3. *Cooperation.* The Animal Shelter shall cooperate with the Trainer and provide information as requested regarding animals to facilitate and aid the Training Services. No Animal Shelter staff

member, nor any agent or representative thereof, shall participate in the Training Services at the Trainer's facilities. However, they may participate in the Training Services over video chat or at the Animal Shelter's facilities.

B. Responsibilities of the Trainer.

1. *Transportation.* The Trainer is responsible for the transportation of animals to and from the Trainer's facilities and the Animal Shelter for the Training Services. The Parties shall coordinate the drop-off and pick-up dates and times of animals for transportation. The animal shall be appropriately secured during transportation to prevent the animal from freely moving around the transportation vehicle or attacking the driver.
2. *Training Services.* While animals are in the care and custody of the Trainer for the Training Services, the Trainer shall:
 - i. Conduct an evaluation to determine and tailor the specific training needs of each animal, which may include but is not limited to participation in group socialization and recreational activities, and adjust, as appropriate, the Training Services over the duration of the training.
 - ii. Provide the Animal Shelter with a written Training Services plan for each animal after the initial evaluation and an updated written plan when adjustments to the Training Services are made.
 - iii. Provide adequate care, sustenance, and boarding for the animal, including but not limited to appropriate feeding and watering routines; safe, decent, clean, and properly secured housing; administering any necessary medication.
 - iv. Request and obtain written approval from the Animal Shelter prior to making any changes to food and medication type or routines.
 - v. Ensure safe and reasonable care for the animals, including but not limited to, keeping, and maintaining their premises and facilities in a safe, decent, and sanitary condition; taking reasonable safety precautions to protect individuals and animals from foreseeable dangers; and properly enclosing premises and facilities to prevent escape and injury.
 - vi. Obtain appropriate and necessary medical consultations for animals through the Animal Shelter's designated veterinarian and administer medical care as directed by the veterinarian. If the Animal Shelter's designated veterinarian is unavailable, another licensed and appropriate veterinarian may be consulted.
 - vii. Notify the Animal Shelter within 24 hours of any medical expenses incurred pursuant to Section B.2.vi for animals under the Trainer's care, which payments shall be the responsibility of the Town, unless the Town determines in its sole discretion that the medical expenses were unreasonable, the medical care was unnecessary, or the medical care was needed as result of the Trainer's negligence.
 - viii. Provide updates and progress reports to the Animal Shelter for the animals upon request.
3. *Conclusion of Training Services.* Animals shall be transported and released back to the care and custody of Animal Shelter when one or more of the following occurs:
 - i. The Trainer or Animal Shelter mutually agree an animal successfully completed the Training Services.
 - ii. The Trainer or the Animal Shelter mutually agree Training Services are no longer appropriate or beneficial.
 - iii. The Animal Shelter determines, in its sole discretion, that an animal should no longer participate in Training Services.

- iv. This Agreement is terminated in accordance with the termination provisions set forth herein.
- 4. **Assessment.** At the conclusion of the Training Services, the Trainer shall provide a written assessment, which shall, at minimum, include:
 - i. A description of the Training Services the animal received,
 - ii. A description of how the animal performed during the Training Services, and
 - iii. A recommendation for the animal as to whether: a) the animal is appropriate for fostering, adoption, or destruction; and b) the ideal environment and structure for the animal if a foster or adoptive home is recommended.

The Animal Shelter is not obligated to follow the recommendations of the Trainer.

- 5. **Behavioral Aggression or Regression.** The Trainer will not be responsible for any regression or aggression in an animal's behavior during or after the conclusion of the Training Services.

C. Payment.

- 1. The Trainer shall be paid by a third-party payor for the Training Services and for any costs and expenses associated with the Training Services, transportation, and the responsibilities of the Trainer set forth in this Agreement. The Trainer and the third-party payor shall arrange and coordinate between themselves for payment.
- 2. The Town is not responsible for any payments, compensation, fees, or costs except as expressly agreed to herein, which is limited to the provision of food, medicine, and medical expenses as set forth in Section B.2.vi and vii.
- 3. If an issue related to payment arises while an animal is receiving Training Services, the Trainer may elect to cease Training Services and shall notify the Animal Shelter and arrange for the Transportation and release of the animal back to the Animal Shelter.

- D. **Third-Party Payor.** The third-party is solely a payor for the Training Services and is not a party of this Agreement. The third-party payor shall not have any rights, powers, authority, input, or influence whatsoever as to the animals, Training Services, the Trainer's assessment and recommendation at the conclusion of the Training Services, or any other matter under the purview of this Agreement.

- E. **Agreement Period.** The term of this Agreement shall be for one (1) year commencing on the Effective Date and terminating one year thereafter, unless sooner terminated or extended as provided herein. The Parties may extend the term of the Agreement by written agreement.

- F. **Termination.** Either party may terminate this Agreement at any time, with or without cause, by giving 15 days written notice to the other party of its intent to terminate.

- G. **Indemnity.** In consideration of the nature of the Training Services, and with knowledge and appreciation of the inherent risk of injury, disease, exposure, death, and the unpredictability of animals, the Parties agree to assume the inherent risks and all responsibility for any damage, injury (including animal-related injury), illness, or death to themselves, their agents, employees, invitees, guests, the animal, other animals in their custody, and property that results while an animal is in their care, custody, and control. Each Party hereby fully, forever, and irrevocably releases, discharges, saves, holds harmless, and indemnifies the other Party, Teton County, and the Town and Teton County's respective elected officials, agents, employees, members, owners, officers, and directors (hereinafter the "Releasees") from any and all claims, demands, actions, court costs, losses and/or legal liability of any kind, nature or description, except to the extent the same is caused by the gross negligence or willful misconduct of a Party. This indemnity applies equally to the Parties' family, estate, heirs, successors, assigns, agents, and employees.

H. Miscellaneous.

- 1. **Governing Law and Construction.** This Agreement shall be construed in accordance with the laws of the State of Wyoming. The Parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and

consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties hereto and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.

2. **Attorney Fees.** If any action is filed in relation to this Agreement, the unsuccessful party in the action shall pay to successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney's fees.
3. **Waiver.** A waiver by the either Party regarding the breach of any of the provisions of this Agreement shall not bar the right of the Parties to enforce the terms of this Agreement.
4. **Entire Agreement.** This Agreement shall constitute the entire agreement between the Parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
5. **Modification of Agreement.** Any modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement shall not be binding upon either party except to the extent of an amendment in writing duly executed by both Parties.
6. **Assignment of Rights.** The rights of each Party under this Agreement are personal to that Party and may not be assigned or transferred to any other persons, firm, corporation, or other entity without the prior express written consent of the other Party.
7. **Notices.** Any notice required or permitted hereunder shall be given in writing by U.S. mail to the addresses provided herein.

Town

Town of Jackson
Attn: Town Clerk
P.O. Box 1687
Jackson, Wyoming 83001
clerk@jacksonwy.gov

Trainer

Puppy Hotail & Spa
Attn: Ronda Bowser
10105 Karma Way
Newdale, ID 83436
email: puppyhotail@gmail.com

All notices shall also be sent via a courtesy email to the email addresses above.

8. **Severability.** If any provision of this Agreement shall be construed to be unenforceable, invalid, or illegal, such unenforceability, invalidity, or illegality shall not affect any other provisions and they shall remain in full force and effect.
9. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.
10. **Governmental Immunity.** The Town nor Teton County, Wyoming waives its 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 because of this Agreement.
11. **Electronic Signatures and Counterparts.** This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via electronic mail (including pdf or any electronic signature complying with the federal E-SIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either party, each party agrees to execute an original of this Agreement as well as any facsimile or other reproduction hereof.

IN WITNESS WHEREOF the Parties executed this Agreement the date indicated below, and each Party acknowledges they have read and understood all the terms of this Lease and hereby agree to be bound thereby. The Parties further acknowledge that they were under no duress in signing this Lease and had full opportunity to negotiate the terms contained herein and to consult independent counsel.

TRAINER:

Puppy Hotail & Spa

By: Ronda Bowser
Title: Owner

Dated: _____

TOWN:

Town of Jackson

Hailey Morton Levinson
Mayor

Dated: _____

Attest:

Riley Taylor
Town Clerk

STAFF REPORT



Meeting Date:	December 18, 2023	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Community Development	Presenter:	Tanya Anderson
Agenda Item:	Mountain Towns 2030 Planning Committee	Public Comment	Yes

Purpose & Policy Considerations.

The purpose of this item is to update Town Council on the Mountain Towns 2030 Climate Solutions Summit and to seek approval for the creation of a planning committee.

Requested Action.

Staff requests Council approval to form a planning committee and input on the composition of that committee.

Recommendations.

Staff recommends that Council approve the creation of a planning committee to support development and execution of a successful summit in Jackson in October of 2024.

Background.

Mountain Towns 2030 is an organization made up of communities in the Western United States with tourism-based economies who have committed to aspirational climate action goals such as the Net Zero by 2030 Resolution passed by the Jackson Town Council on April 6th, 2020. In addition to providing classes, networking opportunities, and other resources to help mountain towns achieve their climate goals, they also host an annual gathering called the Climate Solutions Summit. The first summit was hosted by Park City, Utah in 2019. Breckenridge, Colorado hosted the 2022 summit, and Vail hosted it in 2023.

The Town of Jackson initially expressed interest in hosting the Summit back in 2019. On April 17, 2023, staff provided a scoping report for Council to consider hosting the Summit in fall, 2024. Council directed staff to prioritize hosting the Climate Solutions Summit in 2024 and to delay or defer implementation of some strategies from the Town Sustainability Plan until it is complete. On September 14, 2023, staff gave a presentation to the Travel and Tourism board regarding the conference and requested \$150,000 in support of the Town serving as the host city. The request was granted pending approval of the FY25 budget. At the Climate Solutions Summit in Vail in October of 2023, it was announced that Jackson will be the host community in 2024. MT2030 has reserved the Center for the Arts for October 16-17, 2024.

Analysis.

MT2030 staff do all the event planning, reservations, and agenda creation for the Climate Solutions Summit. However, they look to their host communities for local knowledge regarding venues, caterers, parking, directions, field trips, and local projects to highlight. The local community is expected to support the development of the agenda and programming, engage local organizations in the event, assist with local permits such as liquor licenses, help recruit local volunteers, and provide introductions to local sponsors of the event.

Hosting the Climate Solutions Summit will bolster the local economy during the shoulder season while bringing national attention to the work we are doing to address climate change. It also has the potential to catalyze local participation in climate action work and build the consensus and support needed to accelerate progress towards our sustainability goals. Finally, hosting in Jackson may attract more participation from rural communities in Wyoming, Montana, and Idaho, and from their associated tribal communities; we will want to ensure that the agenda meets the needs of attendees from those communities and the unique issues they face. Actualizing the full potential of the conference to make lasting change in our community and beyond will require planning and the integration of many interested parties.

MT2030 recommends forming a group of engaged stakeholders to begin the planning process in January of 2024. They recommended a group of five to eight people to prevent the planning committee from becoming too large or unruly. There will be other ways to support the event outside of the planning committee, and additional volunteers will be recruited closer to the event to provide logistical support.

A planning committee should be comprised of people who represent diverse groups and interests and have valuable skills to share. Staff proposes keeping the following guidelines in mind when selecting committee members:

- There should be a mix of committee member representing both governmental and non-governmental organizations.
- Committee members should be well connected locally or regionally. A mix of both is preferred.
- Committee members should have the following skills, either individually or as a group: a strong understanding of climate action strategies, experience planning large events, the ability to network and make connections with sponsors or speakers, and connections with communities and individuals who should attend the conference.
- Committee members should represent diverse interest groups, communities, or industry sectors that support climate action.

As the host community, staff recommend that the Town of Jackson have two representatives on the committee and no more than one representative from any other entity. Staff proposes that the committee have no more than ten members, and that we develop a simple online application form that people interested in the committee can fill out.

Several individuals and groups have already expressed interest in participating in the planning committee, including the Town of Jackson, Teton County, Energy Conservation Works (ECW), the Jackson Hole Climate Action Collective (JHCAC), LegacyWorks Groups' Teton Climate Action Partnership (TCAP), Yellowstone-Teton Clean Cities (YTCC), the Riverwind Foundation, the Travel and Tourism Board (TTB), the Jackson Hole Chamber of Commerce, and the Wyoming Outdoor Council (WOC). ICLEI (International Council for Local Environmental Initiatives) is also interested in providing input through their regional representative. Each of these organizations are active in local or regional climate action work and would bring something unique to the table. Every one of these groups had early awareness that the Town of Jackson was selected to be the host community in 2024. Staff recommends soliciting interest from additional community members who may not have heard this news yet to add diversity of perspectives and provide equal opportunity for participation. We may also want to invite participation in the planning process from our tribal community. As we have already received interest from more people than are needed for a planning committee, it is important to let people know that there will be additional ways for community members, including our public lands agencies, tribal communities, and youth, to get involved in the conference outside of the planning committee.

Multiple people have expressed interest in participating on a planning committee on behalf of the Town of Jackson, including both staff and Council Members. Teton County may also have staff or Commissioners interested in participating. Elected officials and staff would bring different strengths to the committee.

Key Discussion #1: Does Council support staff organizing a MT2030 planning committee?

Key Discussion #2: If Council supports the creation of a planning committee, who should be on it? Does Council support staff's proposal to solicit interest through a short online application, to select members using the qualifications outlined in the report, and to limit membership to no more than ten individuals?

Key Discussion #3: Does Council agree with staff's proposal to have two Town of Jackson representatives on the committee? Should planning committee members representing the Town and County be staff, elected officials, or both?

Possible Alternatives.

Council could direct staff to create a smaller planning committee.

Council could direct staff to work directly with MT2030 without the support of a planning committee.

Comprehensive Plan & Priority Alignment.

Principle 2.1 - Reduce consumption of non-renewable energy

Principle 2.2 - Reduce greenhouse gas emissions through land use

Principle 2.3 - Reduce greenhouse gas emissions through transportation

Principle 2.4 - Increase energy efficiency in buildings

Principle 2.5 - Reduce greenhouse gas emissions through waste management and water conservation.

Fiscal Impact.

The Town is not being asked to make a direct financial contribution to MT2030.

Staff Impact.

Members of the steering committee should expect to spend 3 hours per month on the steering committee from January thru September, and to spend an additional 10-12 hours supporting the event in October, for a total of around 40 hours. The Ecosystem Stewardship Administrator predicts she will spend an additional 1-2 hours per month coordinating with MT2030 as their primary point of contact and will spend an additional 20 hours supporting the event in October that is above and beyond time spent attending the conference.

Attachments or Links.

None.

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

I move to direct staff to form a planning committee for the Mountain Towns 2030 Climate Solutions Summit with membership criteria as discussed in this meeting.

STAFF REPORT



Meeting Date:	December 18, 2023	Meeting Title:	Regular Meeting
Submitting Department:	Joint Affordable Housing	Presenter:	April Norton
Agenda Item:	Consideration of an Amendment to the Deed Restrictions at Kelly Place Condos	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council ("Council") will consider an Amended and Restated Special Restriction for Property Located at 440 W. Kelly Avenue ("Restriction"). Currently, the template restriction approved by Council in February 2023 is recorded on units 2, 11, and 12. The developer is asking to amend the template restriction to allow a business to purchase a unit at initial sale. No other changes to the Restrictions are being requested.

Requested Action.

The developer seeks a change to the deed restrictions for units 2, 11, and 12 located at Kelly Place Condominiums to allow initial sales to businesses.

Recommendations.

Staff recommend keeping the existing Workforce Ownership restrictions for these three units.

Background.

- From 2007 to 2012 the community worked to develop the Comprehensive Plan. This work included over 2,000 public comments and resulted in the adoption of the Jackson/Teton County Comprehensive Plan in 2012. The plan sets a goal of housing 65% of our workforce locally. *Comp Plan Policy 5.1.a*. The plan also identified Transitional Subareas that are appropriate for increased density and directs the community to develop a Workforce Housing Action Plan. *Comp Plan Policy 5.4.a*.
- The 2015 Workforce Housing Action Plan (HAP) was informed by eight housing studies and is the result of the 2015 Housing Summit, which convened elected officials, stakeholders, and the public to examine workforce housing in Teton County and the Town of Jackson. The plan ties together the Comprehensive Plan policy directives and Character Districts and directs staff to purchase appropriately zoned land for the purpose of partnering with private developers to develop housing for our working families. *HAP Initiative 2B*. The HAP also provides a map showing which neighborhoods in the community are appropriate for updated zoning in an effort to find locations to create workforce housing through increased density. *HAP Initiative 5A*.
- In 2016 and 2018 density was added to the Transitional Subareas through updated town zoning. *Comp Plan Policy 4.3.b*. *HAP Initiative 5A, 5B*. These Transitional Subareas have long been identified as places that are appropriate for more density because increasing the density from single-family homes that are no longer affordable to families earning median income to multifamily homes that are more likely to be affordable to local working families, gives the community a better chance to build housing for our local workforce. Essentially, by increasing the density we are allowing workforce neighborhoods to retain their working family character instead of preserving the existing density and losing that working family character.
- In July 2018, the W. Kelly Ave neighborhood was rezoned to NH-1. This zoning provides opportunities for developers to build more residential floor area if they are willing to permanently deed restrict a portion of it (2:1 Workforce Housing Density Bonus Tool). The HAP tells us that we should prioritize areas that are zoned to allow for greater density for housing, which is exactly what the NH-1 zoning provides.
- In December 2018 staff brought the 440 W. Kelly property to the Council and Board of County Commissioners ("Board") to consider purchasing for the purpose of redeveloping the existing single-family home into multifamily homes by utilizing the new NH-1 zoning allowances and incentives. The property consists of two contiguous NH-1 lots that are located in the Town Residential Core in an area identified by both the Comprehensive Plan and HAP as a desired location for redeveloping workforce housing. The County purchased

the property in January 2019, the Town reimbursed them 45% of sales price, and the property was transferred to the Jackson/Teton County Housing Authority.

- In February 2019 a Request for Proposals (“RFP”) to develop housing at 440 W. Kelly Avenue was unanimously approved for release by the Council and Board. On February 5, 2019 the RFP was released based on the direction from the Board and Council. Three responses to the RFP were received and reviewed by the Housing Supply Board (“HSB”). After interviewing finalists, the HSB recommended a development partner for the project: Roller Development and Tack Development (“Roller/Tack”).
- On May 13, 2019 the Board and Council awarded the project to Roller/Tack and directed staff to work with the developers to bring back revised 12 and 16-unit options for consideration.
- On July 23 the Council directed staff to move forward with the revised 16-unit option; the Board did not approve the same motion, essentially stalling the project until the two boards could agree on a path forward.
- On January 6, 2020, after several meetings during which no agreement was reached, the Council and Board directed and authorized the Jackson Teton County Housing Authority Board to deed 430 & 440 West Kelly Avenue to the Town of Jackson. This deed was executed January 21, 2020.
- During the January 28, 2020 meeting, Council directed staff to work with the developer to bring back a ground lease for a development that provided at least 12 units.
- On June 15, 2020 Council approved a Ground Lease with the developers.
- In March 2023, the development received Certificate of Occupancy. Per the deed restrictions on the property, the developers have one year to sell the homes to Qualified Households; there is no price maximum for any of the units. After a year, an appraisal will be ordered and the price for the homes will be reduced based on the appraisal.
- Currently, seven units have been purchased and two are under contract. Three units remain available for purchase. These are all two-bedroom homes and are listed for \$850,000.
- Today, the developers are asking for a change to the deed restrictions on three two-bedroom units to allow them to sell the units to businesses who will then be required to rent them to a Qualified Household who meets the Workforce Program requirements (one person works full-time locally, 75% of household income is earned locally, no ownership of residential real estate within 150 miles). They have had trouble selling the homes to households who would then live in the homes. The carrying costs associated with the slower than anticipated sales are costing the developers over \$20,000 per month. The developers propose only changing the restriction at initial sale; the home will continue to appreciate based on CPI not to exceed 3% and at resale the home must be offered through the Housing Department via weighted drawing and sold to a household who will live in the home and qualify under the Workforce Ownership Program.

Analysis.

Our public-private partnerships are predicated on *sharing* risk with our private-sector partners. The Town took a risk by not dictating maximum sales prices; the developers took a risk by agreeing to build a 12-unit condominium complex with Workforce Ownership restrictions. In this case, the sales prices are higher than initially proposed due to market forces and selling the units is harder because of market forces.

The question before Council today, is whether we should change the rules of our partnership to buffer our partner from the negative effects of a changing marketplace. There are reasons to do this, and these are outlined under the possible alternatives section. Staff, however, do not recommend changing the restrictions. As stated, the public-private partnership model is predicated on sharing the risk and sticking with the original agreement, not protecting our partner from negative economic effects. The developers can reduce the sales prices. They recently reduced two units by \$50,000 each and both are now under contract. The Town of Jackson has four employee rights of first purchase in this development. No Town employee utilized a first right, so all four will be available upon a resale event.

Possible Alternatives.

Council could approve an amended and restated restriction that would allow the developer to sell each of the three units to a business who would then be required to rent the home to a Qualified Household who meets the Workforce

Program requirements. The home would appreciate at CPI not to exceed 3% annually and at resale the home must be sold through the Housing Department to a Qualified Household who would be required to live in the home.

Allowing the developer to sell the units to a local business helps our partner who has been caught in a changing marketplace with high interest rates (relative to the previous several years). Political decisions related to the development – primarily the decision to reduce the number of units from 16 homes to 12 homes – negatively impacted the proforma for the development and caused significant delays to construction, which resulted in the units coming to market amidst rising interest rates. Had Council and the Board of County Commissioners approved the initial response provided by the developer which met the requirements in the RFP, units would have come to market prior to rising interest rates and more one-bedroom units would have been available for purchase. The homes would have been sold sooner and at lower price points.

Making this one-time change to the restriction helps our partner who has been excellent to work with and who has built a quality development, provides local businesses with an opportunity to secure employee housing, and puts people in homes instead of having them sit empty. It's a recognition that the political process negatively impacted the development process to no fault of our partner's and as a result we are willing to work with them to find a solution that does not cost the Town more money and results in homes being occupied by local workers and their families.

Comprehensive Plan & Priority Alignment.

Comprehensive Plan Policy:

- Emphasize a variety of housing types, including deed-restricted housing. 4.1.b
- Create and develop Transitional Subareas. 4.3.b
- House at least 65% of the workforce locally. 5.1.a
- Focus housing subsidies on full-time, year-round workers. 5.1.b
- Provide a variety of housing options. 5.2.a
- Create workforce housing to address remaining shortages. 5.3.c

Housing Action Plan Initiative:

- Provide land as a public subsidy and build development partnerships. 2B
- Allow for supply of workforce housing by removing barriers. 5A
- Incentivize the supply of restricted housing. 5B

Fiscal Impact.

The property was purchased by the Town and County for \$1,703,416.03 in January 2019. The Town paid 45% of the purchase price or \$766,537.21. The property was later transferred to the Town from the Jackson/Teton County Housing Authority. Making a change to the deed restrictions has no fiscal impact on the Town.

Staff Impact.

Housing Staff spent approximately 3 hours on this item. Town Attorney spent 1 hour on this item. Town Administration spent 2 hours on this item.

Attachments or Links.

None.

Suggested Motion.

Option One: No motion necessary – no changes to the deed restriction are approved.

Option Two: I move to direct staff to draft an amended and restated restriction for units 2, 11, and 12 at Kelly Place Condos and to bring the restrictions to Council for approval.

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: December 18, 2023

RE: Town Manager's Report

Bar and Grill Liquor License Public Hearing

At the Special Town Council meeting on December 11, 2023, Council issued a Bar and Grill liquor license to Movieworks LLC, Diamond G Theatrics LLC, Just Juice LLC, and Kampai Holdings LLC. With the issuance of a Bar and Grill license to Movieworks, LLC, the Town has received one Retail liquor license back into inventory to consider for issuance. At this time the Town Clerk's office is not accepting applications for this Retail liquor license and staff recommends that Council not set a timeline for accepting applications or scheduling a public hearing. Staff will pursue next steps with Council at a date yet to be determined.