Regular Town Council Workshop

June 17, 2024
1:30 PM
Town Council Chambers
Chair: Hailey Morton Levinson

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to Town Council by emailing electedofficials@jacksonwy.gov.

To join, click link or copy it to your browser: https://us02web.zoom.us/j/86341303400?pwd=I9UNFQxlQXrfJGzGbmoh48cTbiUew3.1

Or join at zoom.com with Webinar ID: **863 4130 3400** and Password: **83001** or by phone: **+1 669 900 9128**

II. CALL TO ORDER AND ROLL CALL

III. WORKSHOP ITEMS

A. Update on Senior Housing and Assisted Living Program Development (April Norton, 30 mins)

B. Revenue Options & Joint Department Funding Split (Tyler Sinclair, 90 mins)

IV. MATTERS FROM MAYOR AND COUNCIL

V. UPCOMING AGENDA UPDATE

A. Council Priorities and Upcoming Agendas

VI. ADJOURN

STAFF REPORT

Meeting Date:	June 17, 2024	Meeting Title:	Town Council Workshop
Submitting Department:	Joint Affordable Housing	Presenter:	April Norton
Agenda Item:	Update on Senior Housing and Assisted Living Program Development	Public Comment:	Yes

Purpose & Policy Considerations.
The Town Council ("Council") will hear an update on the Housing Department's work with The Kelsey related to the development of a Senior Housing and Assisted Living Program. No action will be taken.

Requested Action.
No action requested at this time.

Recommendations.
Staff recommend incorporating the information presented today into future updates to the Housing Rules & Regulations and Land Development Regulations.

Background.
In FY 2024 Council and the Board of County Commissioners directed staff to start working on a Senior Housing & Assisted Living Program. To help inform this work, staff asked for $25,000 for professional services to hire outside experts working in these areas of work. That funding request was not approved by Council or Board; instead, staff were able to secure a Housing Solutions grant from the Community Foundation of Jackson Hole to work with The Kelsey, a nonprofit creating disability-forward housing solutions, on an assessment of accessible housing and need in Teton County, WY as well as policy recommendations to improve accessible housing resources.

Analysis.
There are opportunities to create more accessible housing to serve our whole community and staff are excited to continue this work. Our next steps are as follows:

1. Technical assistance to educate property managers and developers on best practices for creating and managing disability-forward housing. This work will be led by The Kelsey.
2. Upgrades / changes to the Housing Department Rules & Regulations that govern our housing programs. Staff will bring this item to you at the August Joint Information Meeting as part of the Housing Rules & Regulations issue identification exercise.
3. Upgrades / changes to the Town Land Development Regulations – housing staff will work with planning staff to identify opportunities to incentivize disability-forward housing.

Comprehensive Plan & Priority Alignment.
This item is in alignment with Section 5 of the Comprehensive Plan by providing housing (Principle 5.1), strategically locating a variety of housing types (Principle 5.2), reducing the shortage of housing affordable to the workforce (Principle 5.3), and using a balanced set of tools to meet our housing goal (Principle 5.4).

Fiscal Impact.
None.

Staff Impact.
Housing staff have spent 50 hours on this project thus far.

Attachments or Links.
PowerPoint Presentation

Suggested Motion.
None.

June 17th 2024
Jackson/Teton County
Workshop Presentation

The
Kelsey

- **Community Perceptions**
- **Analysis of Deed Restricted Housing Stock's Accessibility**
- **Review & Recommended Changes to Local Regulations**

Community Perceptions: What we’ve heard from Residents

2 identity-based virtual listening sessions with 15 individuals

7 one-on-one meetings with industry professionals and community & self advocates

Community Perceptions: Lack of Deeply Affordable Units to Match the Income Levels of Low-Income Disabled and Older Adult Populations and the Workforce that Supports Them

Perception that some populations are disqualified from all deed restricted affordable rental units*: Low-income disabled and older adult populations + workers that support them need more access to deeply affordable units. Populations working limited hours and/or reliant on government assistance feel they don't meet qualification standards for deed restricted units.

Perception that housing is only a tool for retaining workforce: Local programming designed as a tool for retaining workforce are missing the inherent value of housing for people which disproportionately impacts people with disabilities.

The units that these populations do qualify for have significant wait times.

The support system for disabled and older adults is fragile, as those working in supportive fields such as assisted living, in-home support, and social services also struggle with housing affordability, falling in the 0-80% AMI level.

*Affordable ownership does not have minimum work requirements.

2024 Existing Housing Stock

The Existing Housing Stock is comprised of restricted units managed by Teton County and the Town of Jackson via the joint Housing Department and Planning Departments, as well as those managed by Habitat for Humanity, Jackson Hole Community Housing Trust, or State/Federal entities in Low-Income Housing Tax Credit or USDA programs.

The values represented below include all units built and restricted through December 31, 2023. Units owned by employers for employee housing, without permanent deed restrictions or any restrictions on workforce occupancy and/or affordability are not included in these numbers.

52 new units were added to the Housing Stock in 2023. Four units met sunset terms and were removed from the restricted housing stock.

Existing Deed Restricted Housing Stock							
Total Units	1,542	Studio	1-bed	2-bed	3-bed	4+bed	Other
Rental Units	**932**	**139**	**203**	**196**	**32**	**3**	**359**
<50% MFI	*6*	*0*	*4*	*1*	*1*	*0*	
50-80% MFI	*19*	*1*	*10*	*8*	*0*	*0*	
80-120% MFI	*244*	*60*	*97*	*60*	*21*	*3*	*3 RV Sites*
Workforce	*307*	*78*	*92*	*127*	*10*	*0*	
LDR Restricted (non-res ARUs w/o deed rest.)	*177**						*177*
State/Federal Programs (USDA, LIHTC)	*179***						*179*
Ownership Units	**610**	**1**	**88**	**238**	**268**	**15**	
<50% MFI	*2*	*0*	*2*	*0*	*0*	*0*	
50-80% MFI	*139*	*0*	*24*	*47*	*67*	*1*	
80-120% MFI	*360*	*1*	*44*	*144*	*163*	*8*	
Workforce	*109*	*0*	*18*	*47*	*38*	*6*	
Total Dorm Beds	257						

**from 2023 Annual Indicator Report Databook*

***from the 2015 Workforce Housing Action Plan*

Community Perceptions: Need for Integrated, Supportive and Accessible Housing Development (1 of 2)

Perception there is a lack of community and professional understanding of disability housing: Listening Session participants polled said the number one problem in to address in local disability inclusive housing is the lack of awareness around disability housing and related issues.

Feelings of Isolation: Disabled and older adults often feel isolated due to transit challenges, living in segregated communities and being part of a perceived invisible population amidst high rates of seasonal residents and guests. Increasing the visibility and understanding of older adults and people with disabilities can help raise awareness and support for inclusive and accessible housing.

Community Perceptions: Need for Integrated, Supportive and Accessible Housing Development (2 of 2)

Community Integration: A desire for inclusive housing that blends various demographics, fostering a supportive and integrated community. This can prevent the segregation of disabled individuals and promote a inter-dependent neighborhood feel.

Supportive Living: There is a need for supportive living and group homes that are not all congregated in one area. Housing should include natural supports like caregivers or community members living in proximity.

Normalizing Inclusion: Reduce stigma by normalizing the presence and inclusion of individuals with various disabilities in integrated housing settings through intentional residential programming.

Community Perceptions: Increasing Awareness and Access to Deed Restricted Units

Awareness and Suitability: Many residents are unaware of available deed restricted accessible units and that priority for placement is given to disabled applicants. Those that are aware stated the units are not priced to meet the needs of families and individuals they are intended for such as disabled residents.

Application Process: The application process is perceived as burdensome. Disabled residents that have navigated the process have required substantial family support and knowledge.

Understanding Housing Department Policies and Approachability: There is a misconception about the accessibility and openness of the Housing Department, which has an open-door policy that many residents are unaware of. Improved communication and education about available resources and support can help residents navigate housing challenges better.

Analysis of Deed Restricted Housing Stock's Accessibility

Analysis: Methodology for Approaches Used

Unfortunately good data rarely exists for how many accessible homes a town has; working with data on hand and analyzing the types of different projects (e.g. townhomes, duplexes, single family homes, elevator buildings, etc.) The Kelsey has categorized all deed restricted housing in Jackson/Teton County and compared to their Walk Score.

Category Explanation

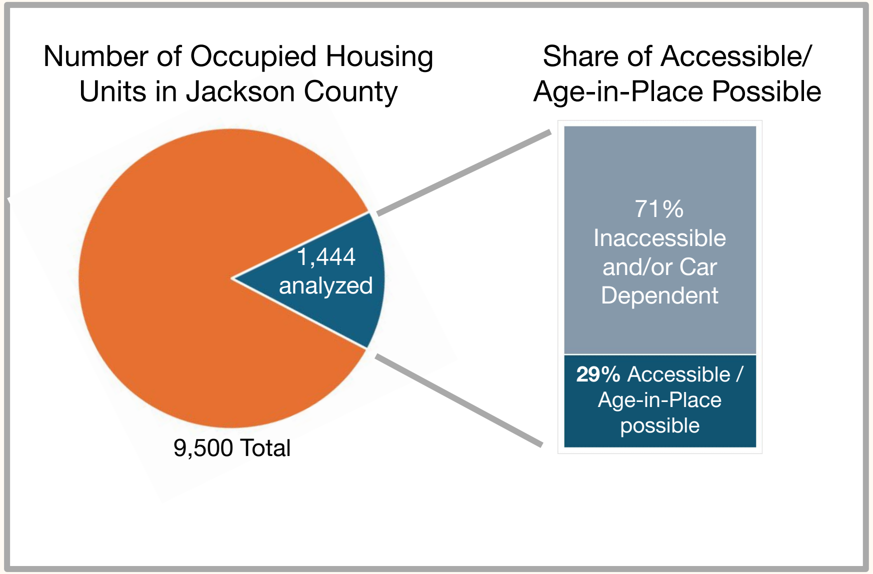
- **Likely Accessible:** These are units that were built after the adoption of the FHAA on ground floor or in elevator building. These units are likely to have accessible routes, doors that are at least 32 inches wide and appropriate reach ranges for light switches and other controls.
- **Age-In-Place-Possible:** These are exempt from FHAA (e.g. town-homes, single family homes, duplexes) but only have several steps and are assumed to have a bathroom/bedroom on the ground floor.
- **Not Accessible:** Small lot townhomes, second story of garden apartments and duplexes, condos with internal staircases, ARU on top of commercial uses,

Walk Score Categories:

90–100	**Walker's Paradise** Daily errands do not require a car
70–89	**Very Walkable** Most errands can be accomplished on foot
50–69	**Somewhat Walkable** Some errands can be accomplished on foot
25–49	**Car-Dependent** Most errands require a car
0–24	**Car-Dependent** Almost all errands require a car

Analysis: Share of Accessible Housing of Deed Restricted Housing Stock

Of the data that Housing Department has on file for housing units* an estimated 29% are free from flights of stairs and located in walking distance to at least some daily errands.



Detailed Data:

Total Deed Restricted Homes	Location				
Home Type	Car Dependent	Somewhat Walkable	Very Walkable	Walker's Paradise	Total
Likely Accessible	28	156	185	14	**383**
Age-in-Place Possible	351	42	21		**414**
Not Accessible	246	272	125	4	**647**
Total	**625**	**470**	**331**	**18**	**1,444**

*Both deed restricted and formerly deed restricted

Review & Recommended Changes to Local Regulations

Disability-Forward Housing is:

Affordable

to people of all incomes including those at the lowest incomes (20-30% AMI)

Accessible

cross-disability design to support diverse needs and located with access to services, amenities, and transit

Inclusive

mixed community of people with and without disabilities, not segregated, equitable access to all amenities

Jackson/Teton County Housing Department: Rules & Regulations

Key Recommendations*:

- Create more inclusive definitions, qualifications, and eligibility requirements
- Disability-forward incentives and requirements, including but not limited to accessible design
- Minimize barriers in application process and tenant retention
- Increase deeper affordability of rental units
- Land use recommendations

* *Deep Dive on Key Recommendations* packet will be provided at workshop and posted online after workshop.

Create more inclusive definitions, qualifications, and eligibility

- Establish a more inclusive definition of the populations served within Teton County housing programs. For example, verbiage can be added, such as, “persons and families who are extremely low and low income” in addition to “persons and families who are employed in Teton”, to the program mission.
- **Affordable rental and ownership** programs should be available to all applicants who income-qualify, regardless of employment status.
- Create more inclusive qualifications for **Workforce** housing for people with disabilities and older adults
- Enact presumptive eligibility to accept weighted drawing entries marked incomplete due to delayed receipt of disability or income-related documentation.
- De-prioritize the use and influence of credit checks for all housing program

Disability-forward incentives and requirements, including accessible design

- Embed disability-forward design incentives within housing-related funding efforts.
- Increase web and app accessibility for housing programs, including the online intake form, which will advance Teton County's readiness for the 2027 deadline for implementing the Title II ADA website accessibility rule.
- Improve the Reasonable Accommodation policy to create a more efficient and person-centered approach.
- Strengthen the Livability Standards for new construction by embedding key accessibility and adaptability provisions from Uniform Federal Accessibility Standards (UFAS) and/or The Kelsey's Inclusive Design Standards.

Disability-forward incentives and requirements, including but not limited to accessible design

- Continue your commitment to prioritizing accessible units in the weighted drawing process by expanding household member(s) who are sensory impaired, in addition to mobility impaired.
- Across all housing programs, make the Verification Form for Accessible Unit Preference publically available in all formats.
- For the Department's homeownership programs, create greater clarity to ensure that “approved capital improvements” can be used to fund home modifications for older adults and people with disabilities.
- Create an exception to the occupancy requirements in the affordable housing programs so that a live-in aid does not count against the tenant's income qualifications or required household composition

Minimizing barriers in application process and tenant retention

- Establish a formal partnership with the Town of Jackson Equity Task Force
- Allow co-signers on affordable units, as it is allowable for Workforce units.
- Create a more inclusive weighted drawing process by ensuring that people on Social Security Income (SSI) can still qualify for weighted points and that the onset of disability and illness can qualify as “interruption of employment.”
- Increase number of days and create flexibility for notification timelines for when prospective tenants are alerted of their pending approval for deed restricted housing.
- Require and guide property managers in publicizing open unit information
- Create partnerships with local service providers to increase deed restricted unit applications from the disabled and older adult population
- Simplify the recertification process for tenant and property management by partnering with successful technology platforms

Increasing Deeper Affordability

- Require deed-restricted units to accept housing vouchers and any form of rental assistance
- Create an inter-municipal agreement with Rock Springs or another Wyoming-based housing authority to have them apply and administer Housing Choice Vouchers vouchers on Teton County's behalf.
- At least 25% of future Workforce units should utilize income restrictions to increase the affordability of future Workforce housing
- Pilot subsidy programs for existing and future units to enable deeper affordability for people with disabilities and older adults.

Jackson/Teton County: Land Development Regulations (LDRs)

Land Use Recommendations

- **Create local density bonus incentives for accessible or age-in-place housing.** *Allow for higher density if the developer commits to increasing accessibility beyond the minimum standards, including through implementing guidelines such as the Inclusive Design Standards or by deed restricting units to prioritized populations*
- **Encourage the adoption of housing types that are inherently more accessible.** *Pre-approve different, more accessible form-based neighborhood housing types for easy implementation within existing height and bulk requirements.*

Recommendations: Zoning

These are the types of housing that would be the most conducive to an accessible, mixed-income, multi-model, complete Neighborhood.

Type	**Detached House** 	**Cottage Court** 	**Duplex / Small Multiplex** 	**Medium to Large Multiplex** 
Number of Units	1 Unit (typical 55 x 100 lot)	4-8 Units (typical 100 x 100 lot)	2-4 units (typical 55 x 100 lot)	5-10+ units on (typical 80 x 100+ lot)
Considerations	ADUs should be encouraged to create more multi-generational housing opportunities	Parking should be encouraged within side setbacks to maintain shared courtyard	Units should be encouraged to be stacked to increase number of accessible homes	Elevators should be encouraged for any building over 3 stories; massing break ups that create smaller buildings of 4 and fewer units should be discouraged
Where it should be allowed	Encouraged at the edges of residential and rural zones	Across all residential zones	Across all residential zones; has appearance of large home	Where height limits allow (density limits should be removed)

STAFF REPORT

Meeting Date:	June 17, 2024	Meeting Title:	Town Council Regular Workshop
Submitting Department:	Administration	Presenter:	Tyler Sinclair
Agenda Item:	Revenue Options & Joint Department Funding Split	Public Comment:	Yes

Purpose & Policy Considerations.
The purpose of this item is for Town Council to review information regarding joint revenue options including sales tax, specific purpose excise tax, and economic development tax, and the joint department funding split.

Requested Action.
Staff requests that the Mayor & Council review the identified alternatives and if a preferred option(s) is identified direct staff take the necessary steps to implement the alternative(s).

Recommendations.
None

Background.
At the April 22, 2024, Joint Information Meeting, staff presented, and the Boards discussed the outcomes of the Joint Funding Taskforce (Taskforce) that was formed by the Town and County for the purpose of studying how Town and County Joint Departments are currently funded and how they might be funded in the future. One item identified by the Taskforce and discussed on April 22, 2024, was Additional Revenue Review. The motion at the meeting approved by both the County and Town stated,

"To direct staff to bring back draft ballot language for one cent general revenue, half a cent SPET, half a cent general revenue and half a cent economic development."

At the June 3, 2024, JIM the Boards met to review joint alternative review options. Specifically, Teton County presented information on the need for and funding alternatives for a Justice Center (presentation and staff report attached). Teton County expressed their desire to place on the General Election ballot 1 or a ½ cent of Specific Purpose Exercise Tax (SPET) to fund the proposed Justic Center. Teton County Commissioner Propst also proposed changing the Joint Funding split from 54/46 to 60/40, please see the Commissioner's detailed proposal attached. Town Council made a motion to direct staff to bring back this item and other options for further discussion at the June 17, 2024 meeting.

Analysis.
Staff have outlined the primary revenue sources for consideration by the Town as listed below. All this information was previously provided apart from additional information regarding the amount of revenue that could be generated by the various options.

In addition, staff have provided new information below regarding Joint Department funding splits along with key questions for Council consideration.

Sales and Use Tax - General
For sales and use tax, the state imposes 4 pennies which the state retains 69% of the revenues generated by those 4 pennies, and the remaining 31% of revenue is split between the county and town based on population.

It is important to remember that we use the term "sales tax," but we are actually discussing both the "sales tax" and the "use tax." Use tax is when the item may have been purchased out of state, but its use is in the State of Wyoming. Staff notes to be aware that for every sales tax statute, there is an identical corresponding use tax statute. Use tax also includes sales from remote sellers that sold more than $100,000 of gross sales in Wyoming or had more than 200 separate transactions in Wyoming. W.S. §39-15-501.

Pursuant to Wyoming Statutes Title 39, Chapter 15, Article 2 Local Sales Tax, the Wyoming Legislature has provided that local governments may impose certain local sales taxes as explained below:

General Revenue

- 2 pennies maximum
- May be imposed in .5% increments
- County imposed tax with 2/3 of municipalities agreeing to place on the ballot with Subsection (F) provisions allowing continuation without a new election
- Teton County currently imposes 1 penny for General Revenue
- Split with Town based on population

Special Excise Tax (SPET)

- 2 pennies maximum
- The statute is silent as to increments but has been interpreted as requiring full 1-penny increments
- It must be used for a specific purpose with a specified amount.
- The county imposed with 50% of municipalities agreeing to place on the ballot
- Teton County currently imposes 1 penny for SPET

Separate City/Town General Or SPET

- 1 penny maximum
- .25 increments
- This only applies within the Town. Option for either General or for SPET, but not both.
- This is an addition to any county taxes, not in lieu of.

Economic Development Sales Tax

- 1 penny maximum
- Imposed in .25% increments
- Must be used for economic development
- Imposed by Goshen County and Fremont County, but unaware of its use anywhere else in Wyoming

An important note is that when you add up the taxes for General Revenue, SPET, and Economic Development, the county cannot exceed 3 pennies. Thus, if you raise SPET to 2 pennies, then General Revenue must remain at 1 penny or vice versa, if the county raises General Revenue to 2 pennies, then SPET must remain at 1 penny.

The County Treasurer reports that each penny of Sales and Use Tax generates approximately $22.0m. The Department of Revenue does not track collections by jurisdiction. Staff has provided below an estimate of the increased revenue that would be generated by an increase in Sales and Use Tax collections by 0.25 increments for consideration.

Increments of Assessment	Tax Collected
0.25	5,500,000
0.50	11,000,000
0.75	16,500,000
1.00	22,000,000

In addition, Council requested information regarding the impact on households making less than 120% of annual median Income (AMI) from an increase in Sales and Use Tax. According to the State Department of Economic Analysis Division, households typically spend 30% of their income on taxable goods which excludes groceries, health care, etc. Based upon this for a 3-person household earning $143,748 annually, a 1 cent increase in Sales and Use Tax would be approximately $430 annually.

Lodging Tax

Ability to Impose:

- 5 cents split between state and local government.
  - 3 pennies to the State (80% to State Office of Tourism and 20% to Reserve)
  - 2 pennies to Travel & Tourism Board/County/Town. 60% to TTB. 40% split County/Town based on point of sale.
- 2 cents locally in 1 cent increments.
  - 2 additional pennies could be added via community vote
  - Can be joint Town/County ballot or separate based on jurisdiction

1 cent of additional Lodging Tax would generate approximately $950,000 for the Town portion (30% visitor impact+10% general, with 60% going to the TTB for promotion) based upon the FY2025 Budget.

Property Tax and Mill Levy

When thinking about property taxes in Teton County and the Town it is important to note that there are many entities involved in determining the total amount of property tax that an owner is required to pay. Staff have attached an overview of all allowable mill levies authorized by state statute along with the 2023 Teton County Mill Levies for 2023, for context and background. Below staff have summarized the specific Town and County options authorized by the state for consideration.

Property Tax - Town

Ability to Impose: Up to 8 mills in 0.5 increments. Town currently assesses 0.5 mills; Town Assessed Value $896,178,816; 8 Mills - $7,169,431, or 1 mill generates approximately $896,178.

Property Tax - County

Ability to Impose: 12 mills allowed; County total currently at 7.379 mills

In addition, the Boards identified the following questions at the April 22, 2024, meeting that have been addressed by staff below:

1. How does the economic development tax work?

- Can it be 2 and/or 4 years?
  i. Can be either and has to be renewed every 2 or 4 years, respectively, until defeated. Wyo. Stat. § 39-15-203(a)(v)(C).

- What happens upon expiration?
  i. The statutory language is that it shall be submitted "until the proposition is defeated." Wyo. Stat. § 39-15-203(a)(v)(C). (There are subsequent caveats about length of time until can be reproposed, when collection stops, and contingencies if the proposition was for increasing an existing tax.)
- Can it be made permanent?
  i. No. Wyo. Stat. § 39-15-203(a)(v)(C).
- Can this be Town-only?
  i. No. Wyo. Stat. § 39-15-204(a).
- What can the revenue be used for?
  i. Per discussion with the Department of Revenue Director, this is not in statute, the Department of Revenue has not implemented rules, and it is used infrequently. In short, the statute has broad language, allowing funding to be used for economic development.
  ii. This concept came from Ed Buchanan (former Speaker of the House, former Sec. of State, and current District Court Judge). The Wyoming Constitution was amended in 2004 to allow for this tax. The statute that implements the tax was passed in 2005. It is intended for economic and industrial development projects or programs. Guidance as to what the funds can be used for can be found in W.S. §9-7-103 under the definition of "Economic Development Project." It includes manufacturing plants, warehouses, nursing/assisted living homes, airports, parking facilities, industrial parks, sewage facilities, utilities, mineral recovery, or anything allowed under the municipal statute in W.S. §15-1-701 under the definition of "Project."
  iii. In addition, Fremont County, ballot language stated as follows:
  "Shall the Board of County Commissioners of the County of Fremont, State of Wyoming, be authorized to impose an excise tax for economic development of one-half percent (½ %) upon retail sales of tangible personal property, admissions and services made within the county as defined by Wyoming state statutes, the purpose of which is for economic development. Economic Development shall be defined as any project that retains or increased (sic) employment, and/or results in a net gain of money into the community. Thirty percent (30%) of the net proceeds of the tax shall be used to support transportation infrastructure such as commercial air service and ground transportation: (sic) the remaining seventy percent (70%) will be allocated to the County and 6 Municipalities based on population to manage and invest in economic development projects of their choosing. Economic Development projects on the Wind River Indian Reservation are eligible for county allocation. If passed, the tax shall become effective March 1st, 2021 (which is per state statute April 1st, 2021), (sic) and as provided by W.S. 39-15-203(a)(v)(C) the same proposition shall be submitted at the general election in 2024."

2. What percent of sales tax is paid by visitors? Where did the 60% come from and is it accurate?

- Staff finds that there is no definitive source or audited reports to confirm the answer to this question. Per Wyoming Office of Tourism report prepared by Dean Runyan Associates, approximately 52% of Teton County local sales tax in calendar 2023 is from visitor spending. In addition, the State Economic Analysis Division estimates that 55% of sales tax in Teton County is paid for by visitors.

3. Can additional lodging tax be charged county-wide and/or town only? How do the 2 additional pennies work, can the Town have 2 and the County have 2 in addition, or can the Town and County not exceed a total of 7?

- Town and County can share in lodging tax assessment or act independently.
- Total local option for lodging tax cannot exceed 2 pennies. Combined with State 5-penny assessment, the max allowed by statue is 7 pennies.

4. **Do we know what impact new State bills related to property taxes will have locally? i.e. will there be a loss in revenue, increase, other?**
   - FY25 does not show a loss in revenue for the County or Town. FY25 assessed values have the 4% cap excluded and total assessed value went up to $4.1B. FY26 could be a different story with the cap also being for land and the new 65 years old/25-year long-term homeowner bill being implemented.

5. **What is the intent of raising taxes? Is it for a specific project or for general use?**
   - Council and Commissioners set policy on use and intent. For the Town the goal is to address an approximately $4.0m budget deficit beginning in Fiscal Year 2026 to maintain exiting service levels, programs, and staff.

6. **Can an additional penny of SPET be collected concurrently with the existing penny of SPET? What happens to SPET once the amount authorized is collected?**
   - Yes, multiple SPET pennies can be collected concurrently. In the current case, the 2022 SPET and a new SPET can be collected and paid out concurrently.
   - Department of Revenue (DOR) adjust tax rates on a quarterly basis to allow for vendor notification. Should a SPET tax expire, the tax collected is allocated to each project based on ballot dollar value and the tax rate is lowered in the subsequent quarter. This occurred in the first quarter of 2017, when the 2016 SPET expired with no subsequent ballot, lowering sales tax collections in Teton County from 6 pennies to 5 pennies effective April 2017.
   - DOR recommends addressing SPET fulfillment one-year in advance, either to have another election or let tax expire. Once the 2022 and/or new SPET are fulfilled, the local sales tax reverts to 6 or 5 pennies, depending on timing.

Options to place on the ballot:

Upcoming Revenue Generating Election Dates and Ballot Resolution Deadlines		
Election Date	Election Type	110 Day Deadline to Provide Ballot Resolution to County Clerk
Tuesday, August 20, 2024	Primary	Deadline has passed
Tuesday November 5, 2024	General	Wednesday, July 17, 2024

<u>Town and County Joint Department/Division Split</u>

Staff have included below new information regarding the Town and Count Joint department funding split. The current joint department funding split is pursuant to the most recent census population, currently 54% County and 46% Town pursuant to the Joint Powers (JPAs) or other agreements. Individual JPAs and/or other agreements describe the specifics of how funding and expenditures are to be allocated. Different from the other Joint Departments, Joint Long-Range Planning and Regional Transportation are currently funded 50/50, by the Town and County and Dispatch is funded 36% Town, 44% Teton County Sherrif and 20% Fire/EMS.

Commissioner Propst has proposed changing the Joint Department funding split to 60% County and 40% Town in exchange for placing a SPET ballot question for the Justice Center. For additional details on the proposal please see attached. In addition, the Town proposed to the County in FY2024 a new basis for the Town and County funding split based upon total revenue collected by the Town and County, which is currently 68% County and 32% Town based upon the FY2023 Town and County Audit. For every 1% reduction in the Town portion of the Town and County Joint Department split the Town saves approximately $190,000 due to recurring operations excluding capital. Please see attached the Town letter with this proposal from last year for further details. Below staff have provided the Town and County Joint Department amounts based upon changes to the Town and Couty split pursuant to the FY2025 budget:

OPERATIONS

Provider	Adopted 54/46	Proposed 60/40	Proposed Savings	Proposed - Revenues 68/32	Proposed - Revenues Savings
Town					
START Bus System	$ 1,122,082	$ 975,723	146,359	$ 775,576	346,506
Victim Services	164,078	142,668	21,410	113,403	50,675
Animal Shelter/Control	148,830	139,155	9,676	110,610	38,220
Total Town	**$ 1,434,990**	**$ 1,257,546**	**$ 177,444**	**$ 999,590**	**$ 435,401**
County					
Fire/EMS	3,336,868	2,901,625	435,243	2,306,424	1,030,444
Emergency Management	87,594	76,168	11,426	60,544	27,050
Affordable Housing Operations	588,898	512,086	76,812	407,043	181,855
Parks & Recreation	2,919,210	2,538,443	380,767	2,017,741	901,469
Pathways Operations	129,456	112,570	16,886	89,479	39,977
Transportation	305,701	287,751	17,950	235,100	70,601
Planning	103,344	82,675	20,669	61,241	42,103
Total County	**$ 7,471,071**	**$ 6,511,318**	**$ 959,753**	**$ 5,177,572**	**$ 2,293,499**
TOTAL TOWN SAVINGS - OPERATIONS			**$ 1,137,197**		**$ 2,728,900**

CAPITAL

Provider	Adopted 54/46	Proposed 60/40	Proposed Difference	Proposed - Revenues 68/32	Proposed - Revenues Difference
Town					
START Bus System	$ 367,065	$ 319,187	47,878	$ 255,349	111,715
Total Town	**$ 367,065**	**$ 319,187**	**$ 47,878**	**$ 255,349**	**$ 111,715**
County					
Fire/EMS	659,618	573,581	86,037	458,865	200,753
Parks & Recreation	706,518	614,363	92,155	491,491	215,027
Total County	**$ 1,366,136**	**$ 1,187,944**	**$ 178,192**	**$ 950,355**	**$ 415,781**
TOTAL TOWN SAVINGS - CAPITAL			**$ 178,192**		**$ 415,781**

Key Questions for Council Consideration

Key Question #1: Does the Council support placing a 1 cent or 1/2 cent SPET ballot question on the November ballot for the Justice Center?

Key Question #2: Does the Council support placing any of the Joint funding alternatives on the November ballot?

Key Question #3: Does the Council support placing any of the Town only funding alternatives on the November ballot?

Key question #4: Does the Council support a proposal to Teton County to change the Town and County Joint Department funding split from 54/46 to XX/XX? In perpetuity? and not tied to question #1?

Key Question #5: Does the Council support moving Joint Long-Range Planning and Regional Transportation to the same Town and County funding split as the other Joint Departments?

Possible Alternatives.
See Analysis

Comprehensive Plan
To successfully implement the Comprehensive Plan, the Town Council and County Commission must set priorities, be strategic, and be disciplined. Chapter 8 - Quality Community Service Provision calls for "timely, efficient and safe delivery of quality services and facilities in a fiscally responsible and coordinated manner."

Fiscal Impact.
See Analysis

Staff Impact.
To be determined

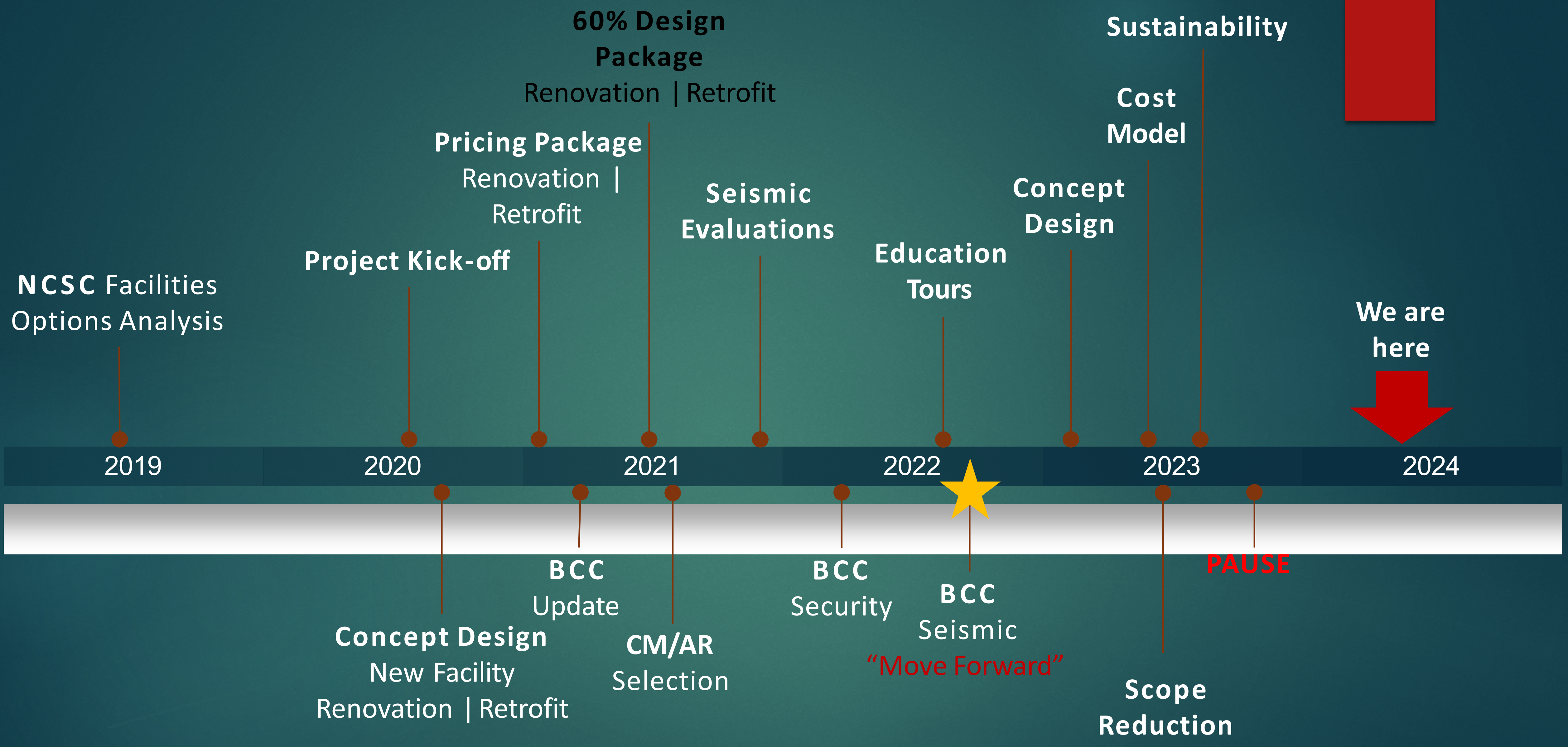
Attachments or Links.
Justic Center Presentation, June 3, 2024
Teton County JIM staff report dated June 3, 2024
Town letter to Teton County dated April 21, 2023, regarding proposed new Joint Department Split
Teton County Commissioner Propst SPET proposal - May 2024

Suggested Motions.

- I move to direct staff to draft a joint resolution approving propositions for a 0.5% specific purpose excise tax in Teton County, State of Wyoming, to be placed on the general election ballot on November 5, 2024.
- I move to direct staff to draft a joint resolution approving propositions for a 1% *or* 0.5% general revenue local option excise tax in Teton County, State of Wyoming, to be placed on the general election ballot on November 5, 2024.
- I move to direct staff to draft a joint resolution approving propositions for a 0.5% economic development local option excise tax in Teton County, State of Wyoming, to be placed on the general election ballot on November 5, 2024.
- I move to direct staff to propose a new joint department funding split of ___% Town and ___% County to Teton County and place on a JIM for discussion.

Teton County Justice Center

REPLACEMENT OF THE EXISTING COURTHOUSE AND DETENTION FACILITY



Project Timeline

Financial Analysis

- Remodel of existing buildings will not resolve issues, is cost prohibitive and will result in extreme maintenance costs.
- In Spring of 2023, the County started an application to the State for funding. In Summer, the program was deemed to not fit the large scale project needed.
- The County set aside $30,000,000 for the project.
- In January 2024, The County engaged a Municipal Financial Advisor to advise on options. Options were presented to the BCC in Early 2024.
- In May 2024, the BCC directed staff to find alternate options to the Lease Revenue Bond method.

OPTIONS AVAILABLE

- Lease Revenue Bond ONLY
- ½ Penny SPET
- ½ Penny SPET and Lease Revenue Bond Combo
- 1 penny SPET

OPTIONS AVAILABLE

Lease Revenue Bonds ONLY-Borrow $86,500,000

Start 2025

TOTAL COST $198,000,000

- Repayment over 30 Years
- Cost includes $30 Initial funding

½ Penny SPET

Start 2032

TOTAL COST $175,000,000

- SPET accrues $11m annually
- This would include millions from the County General Fund invested into the two buildings to keep them operational for 7 more years.
- Extended liability exposure
- Cost includes $30 Initial funding

½ Penny SPET and Lease Revenue Bonds Combo

Start 2026

TOTAL COST $136,000,000

- SPET pays $11m annually
- Repayment over 10 Years
- Cost includes $30 Initial funding

---

1 penny SPET

Start 2026

TOTAL COST $123,675,000

- SPET pays $22m annually
- Cost includes $30 Initial funding

TETON COUNTY WYOMING

BOARD OF COUNTY COMMISSIONERS

TOWN OF JACKSON WYOMING

TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: County General Services

MEETING DATE: June 3, 2024

PRESENTER: Sarah Mann

SUBJECT: Approval of Resolution to Impose Additional 1% SPET Sales/Use Tax for The Teton County Justice Center

STATEMENT/PURPOSE Approval of Resolution to Impose Additional 1% SPET Sales/Use Tax for the Teton County Justice Center

BACKGROUND/ALTERNATIVES

IMPORTANT DATE

JULY 17 TO GET ON NOVEMBER GENERAL ELECTION BALLOT

The funds from this initiative would be used to fund a new Justice Center Facility located on the same property as the existing Courthouse. The facility would house the occupants of the existing Teton County Courthouse and Detention Facility. This includes the District Court, Circuit Court, Teton County and Prosecuting Attorney's Offices, Clerk of the District Court, and the Teton County Sheriff's Offices. The current Detention Facility houses the detention staff as well as the Teton County Dispatch Center.

The current courthouse building was constructed in 1964 and the detention facility was constructed in 1984. In 2018, the County started researching the potential remodel of the Courthouse. After much research, the Teton County Courthouse (TCCH) was found to be an aging, structurally deficient essential government facility. The Courthouse has severe deficiencies in energy efficiency, security, and ADA accessibility but most importantly, the building was not built as specified on the plans. After a Tier 2 structural analysis, it was found that the main concrete columns lack CMU infill and rebar. The initial recommendation to remodel the existing courthouse with an addition is likely not possible. The building is so structurally deficient that code upgrades would be triggered by the remodel and the targeted "Life Safety" level would be very invasive and cost prohibitive. In summary, Teton County initially pursued the remodeling of the facilities, and after examination of the structural elements found them to be deficient to a degree that will require a full demolition and rebuild.

The Detention Facility also has aged infrastructure in need of replacement (plumbing, electrical, HVAC). The facility is not built to current detention standards and lacks the ability to be remodeled without significant, invasive construction measures. Although a Tier 2 analysis has not been completed on this building, it is anticipated that the building is the same construction type as the courthouse and would trigger the same code requirements during a remodel.

Coupling the Courthouse and Detention Facility into one facility would ensure the welfare of the staff as well as the community who use these buildings daily. The benefits of rebuilding both buildings at the same time include:

- New Category IV building for both Sheriff's Office and Dispatch- essential community functions (Critical facilities such as first responders and 911 communications and equipment should be located in a secure Category IV facility).
- New parking area where the current detention facility resides (both current buildings would be demolished).
- Economies of Scale for construction of one building and not investing millions into non-code compliant buildings.
- Staff for the Sheriff's office would all be housed in one building eliminating the need to take detainees outside for court appearances. Covered parking for booking and Sheriff's office staff in one location.
- The risk of loss of life, injury, and entrapment of County staff and citizens conducting business in the facilities will be significantly reduced. This includes individuals who are court-ordered into the building for hearings and trials.
- The new detention facility would be built with no relocation of the current inmates. They could be transferred over to the new building immediately upon completion without disruption of operations.
- Citizens requiring the use of ADA adaptations will find a fully ADA compliant facility at their service. This would include plaintiffs, defendants, jurors, attorneys, staff working in the building and any citizens needing ADA adaptions.

Special Excise Tax (SPET)

2 penny maximum

The statute is silent as to increments but has been interpreted as requiring full 1-penny increments.
It must be used for a specific purpose with a specified amount.
County imposed with 50% of municipalities agreeing to place on the ballot.
Teton County currently imposes 1 penny for SPET.

SPET statutory language

An excise tax not to exceed two percent (2%) upon retail sales of tangible personal property, admissions, and services made within the county. The total excise tax imposed within any county under this property shall not exceed two percent (2%). The revenue collected from the tax shall be used in a specified amount for specific purposes authorized by qualified electors and as provided in W.S. §39-15-211(b)(iv) **[Excess funds collected]**. *Specific purposes shall not include ordinary operations of local government except those operations related to a specific project or as authorized by W.S. 39-15-203(a)(iii)(H)* [**Reserve Account for Maintenance and Sinking Fund]**. W.S. 39-15-204(a)(iii)

SPET Tax Imposition Procedure

1) County and 50% of incorporated municipalities within the county adopt a resolution approving the propositions, setting forth a procedure for qualification of a ballot question for placement on the ballot, and specifying how excess funds shall be expended. W.S. §39-15-203(a)(iii)(A).

2) Placed on the ballot. Each proposition must separately receive a majority of the qualified electors voting on that proposition. (This procedure can be changed by the BCC and Town Council, for example, bundling is another option). W.S. §39-15-203(a)(iii)(A) and (C).

3) The amount of revenue to be collected and the purpose of the funds shall be specified in each proposition. W.S. §39-15-203(a)(iii)(B).

4) Specific purposes may include one (1) time major maintenance, renovation or reconstruction of a specifically defined section of a public roadway. W.S. §39-15-203(a)(iii)(B).

5) Specific purposes shall not include the ordinary operation of local government except those operations related to a specific project. W.S. §39-15-203(a)(iii)(B).

Increase to SPET

The SPET can be increased from 1 penny to 2 pennies. Specifically, Wyo. Stat. §39-15-203(a)(iii)(C) states as follows:

If a county seeks to increase a tax rate previously approved by the qualified electors of the county that increase shall be separately proposed and voted upon, provided that the total amount of the separate propositions is subject to the limitations specified in W.S. §39-15-204(a)(iii) and (iv).

The statutes referenced are the statutes that limit the aggregate of the economic development tax, the SPET tax, and the General Revenue Tax to 3 pennies. The statute states that a vote for an increase includes "separate propositions." Thus, the tax rate could not be increased without there being new propositions being proposed.

The County Treasurer did verify with the Department of Revenue that the 2022 SPET and the proposed 2024 SPET could be collected simultaneously. Teton County is currently collecting a 1% SPET for items passed by the voters in 2022. There are 15 ballot propositions totaling over $166 million. Distribution of these funds started in November 2023. Because the two different SPETS can be collected simultaneously, the 2024 SPET could begin collection in the first quarter of 2025. There is also the possibility of borrowing the funds in early 2025 and using the 2024 SPET funds to pay off the borrowed funds.

<u>Timeline</u>

1) BCC needs to approve SPET Ballot Proposition.
2) Then the SPET Ballot Proposition is presented to the one municipality within Teton County (City of Jackson) to obtain their approval.
3) BCC notifies the County Clerk (through the language of the resolution) to place the 2024 SPET on the ballot.
4) Election held.

<u>Election Law</u>

The election is governed by W.S. §22-21-101 et seq.

Options for election dates:

First Tuesday in May following the first Monday in May
August Primary Date – August 20
November General Election Date – November 5

The notification date for the May and August elections have already passed, so those are not options in 2024.

The notification date for the November General Election is **July 17.**

ATTACHMENTS

Proposed Joint Resolution Approving Proposition for an Additional 1% Specific Purpose Excise Tax in Teton County, State of Wyoming, Said Proposition to be Placed on the Special Election Ballot on November 5, 2024.

FISCAL IMPACT

The Justice Center total project cost is estimated to be $110,000,000 including contingencies. Teton County has $30,000,000 reserved for this project leaving an expected need of $80,000,000. If this project is not approved through the ballot item and the County moved forward with the project, one option would be bonding. The fiscal impact for this option would be $153,108,250 ($78,450,000 financed and $153,108,250 repaid over 30 years). The payment for the county would be $5.1 Million per year for 30 years.

STAFF IMPACT

If approved, Staff will work with the Clerk's office to get the item on the ballot.

LEGAL REVIEW

Gingery

RECOMMENDATION

Approve.

SUGGESTED MOTION

I move to approve the Joint Resolution Approving Proposition for an Additional 1% Specific Purpose Excise Tax in Teton County, State of Wyoming for a Teton County Justice Center in the amount of $80 million, and further request that the Teton County Clerk place this proposition on the November 5, 2024, General Election Ballot in Teton County.

ADMINISTRATION DEPARTMENT

April 21, 2023

Teton County
Board of County Commissioners
200 S Willow Street
Jackson, WY 83001

RE: Fiscal Year 2024 Joint Departments Budget Funding Request

Commissioners,

At their Fiscal Year 2024 Budget Workshop on Monday, April 17, 2023, the Jackson Town Council voted to send a letter to Teton County informing you that the Town would like to discuss setting a fixed amount (approximately $14,312,788) that the Town is able to pay for Joint Departments for Fiscal Year 2024. This fixed amount is based upon the total revenue collected by each jurisdiction, which is approximately 33% by the Town and 67% by the County. The total revenues reported in each jurisdiction's FY2022 financial statement audit for the General Fund and Lodging Tax Fund were used as the basis for this calculation (see attached for more information). In addition, attached is the amount the Town and County would be responsible for funding for each Joint Department based upon the current 54%/46% funding split and the proposed 67%/33% funding split and the difference for each jurisdiction as a result. The Town understands that once the Town determines the fixed amount it can fund each Joint Department, the County may choose to either fund the difference to fully fund the Department requests, or that the overall Department budgets could be reduced.

The Town makes this request as a beginning point for discussion, acknowledging that different approaches and percentages may be considered, and the Council is open to that. The Town looks forward to discussing this further with you at the Joint Information Meeting on April 25.

Sincerely

Tyler Sinclair

Tyler Sinclair
Interim Town Manager

Town and County Total Revenues

	Town	County	Total	Town	County
Sales Tax	$22,658,532	$28,075,781	$50,734,313	45%	55%
General Fund - Lodging Tax	427,068	634,203	1,061,271	40%	60%
Lodging Tax Fund - Lodging Tax	1,281,204	1,902,609	3,183,813	40%	60%
Property Tax	252,255	17,220,945	17,473,200	1%	99%
All Other General/Lodging Fund	5,616,025	14,439,374	20,055,399	28%	72%
	$30,235,084	$62,272,912	$92,507,996	**33%**	**67%**

Current Funding Split

		County 54%	Town 46%	Total
Fire/EMS	Capital	$677,376	$577,024	$1,254,400
	Operations	3,432,448	2,923,937	6,356,385
Affordable Housing	Operations	612,231	521,530	1,133,761
Parks & Recreation	Capital	9,476,822	8,072,848	17,549,670
	Operations	3,432,448	2,923,937	6,356,385
Dispatch	Operations	940,349	801,038	1,741,387
Pathways	Operations	147,750	125,862	273,612
Treatment Court	Operations	49,597	42,250	91,847
Emergency Management	Capital	91,800	78,200	170,000
	Operations	190,859	162,584	353,443
Planning/Transportation *	Operations	500,300	500,300	1,000,600
Animal Shelter	Operations	212,523	181,038	393,561
Victim Services	Operations	185,369	157,907	343,276
START	Capital	2,070,637	1,763,876	3,834,513
	Operations	1,587,013	1,351,900	2,938,913
Total		$23,607,523	$20,184,230	$43,791,753
Total Operations		11,290,888	9,692,282	20,983,170
Total Capital		12,316,635	10,491,948	22,808,583

Proposed Funding Split

		County 67%	Town 33%	Total
Fire/EMS	Capital	$844,415	$409,985	$1,254,400
	Operations	4,278,880	2,077,505	6,356,385
Affordable Housing	Operations	763,205	370,556	1,133,761
Parks & Recreation	Capital	11,813,779	5,735,890	17,549,670
	Operations	4,278,880	2,077,505	6,356,385
Dispatch	Operations	1,172,237	569,151	1,741,387
Pathways	Operations	184,185	89,427	273,612
Treatment Court	Operations	61,828	30,019	91,847
Emergency Management	Capital	114,438	55,562	170,000
	Operations	237,925	115,519	353,443
Planning/Transportation *	Operations	500,300	500,300	1,000,600
Animal Shelter	Operations	264,930	128,630	393,561
Victim Services	Operations	231,081	112,196	343,276
START	Capital	2,581,250	1,253,263	3,834,513
	Operations	1,978,366	960,547	2,938,913
Total		$29,305,699	$14,486,054	$43,791,753
Total Operations		13,951,817	7,031,354	20,983,170
Total Capital		15,353,882	7,454,701	22,808,583

Change from Current Funding Split to Proposed Funding Split

		County	Town
Fire/EMS	Capital	$167,039	($167,039)
	Operations	846,432	(846,432)
Affordable Housing	Operations	150,974	(150,974)
Parks & Recreation	Capital	2,336,958	(2,336,958)
	Operations	846,432	(846,432)
Dispatch	Operations	231,887	(231,887)
Pathways	Operations	36,435	(36,435)
Treatment Court	Operations	12,231	(12,231)
Emergency Management	Capital	22,638	(22,638)
	Operations	47,065	(47,065)
Planning/Transportation *	Operations	-	-
Animal Shelter	Operations	52,408	(52,408)
Victim Services	Operations	45,711	(45,711)
START	Capital	510,613	(510,613)
	Operations	391,353	(391,353)
Total		$5,698,176	($5,698,176)
Operations		2,660,929	(2,660,929)
Capital		3,037,247	(3,037,247)

* Planning is currently at 50/50. It is not proposed to change.

Commissioner Propst Proposal

DRAFT – FOR DISCUSISON ONLY

Proposal for a SPET Measure and Joint Funding – November 2024

1. Teton County and Town of Jackson refer a one cent county-wide SPET measure for a new 7th cent to fund a new justice center. This requires action before mid-July.

2. If the voters approve the measure, Teton County and Town of Jackson agree to revise the formula for jointly funded departments from 54%-46% to 60%-40%. This formula is the mid-point of population and revenue, so it equally weighs both factors. This new formula would last until the 7th cent SPET tax has funded the new justice center – which may be four or five years.

3. Upon approval of the new 60%-40% formula, Teton County and Town of Jackson staff and counsel will work on an ambitious schedule (e.g. 9 months) to revise the various JPAs. The goal is to visit each JPA *de novo* and consider whether to revise the agreement to: enter into a fee-for-service contract, create an independent authority, divide a department into two separate departments, or maintain the current governance.

COUNCIL WORK PLAN CALENDAR | 2024

JANUARY	FEBRUARY	MARCH
TOWN MTGS.	**TOWN MTGS.**	**TOWN MTGS.**
~~Equity Task Force Presentation~~	~~Title 7, Animals~~	~~Equity Task Force Updated Resolution~~
~~Pre-Construction Bid for Stilson~~	~~Censure Ordinances~~	~~Fairgrounds & Rodeo Lease Extension~~
~~Snow King & Willow Stop Sign~~	~~LDR General Update 2023~~	PI List Review (continued to May)
	~~Kelly Place Deed Restriction~~	
JIM	**JIM**	**JIM**
~~Cancelled~~	~~Joint Department Funding Task Force Discussion~~	~~Housing Deptartment Work Plan & Housing Supply Plan~~
		~~Regional Transportation Work Plan~~

APRIL	MAY	JUNE
TOWN MTGS.	**TOWN MTGS.**	**TOWN MTGS.**
~~Legislative Debrief & Resolutions for WAM~~	~~Gregory Lane Design~~	Accessible Housing Policy Upgrades
~~Furthering Accessibility @ Town Bldgs. & Sites (scoping)~~	~~Title 15 Updates Building & Construction~~	Town & County Joint Revenue Options
~~Fire JPA~~	PI List Review (continued to TBD)	Equity Task Force Appointments (Special Mtg.)
SPECIAL MTG. (April 22)	**JIM**	**JIM**
~~Long Range Planning Work Plan & Indicator Report~~	~~90 Virginian Lane Developer Selection~~	~~90 Virginian Lane Developer Selection~~
~~Joint Alternative Funding Options~~	~~SS4A Vision, Goals, & Leadership Committment~~	~~Joint Alternative Funding Options (2nd Mtg.)~~
	~~Mobility Hub Study & Next Steps~~	
	~~Community Wildfire Protection Plan (WUI)~~	

COUNCIL WORK PLAN CALENDAR | 2024 (CONTINUED)

JULY	AUGUST	SEPTEMBER
TOWN MTGS.	**TOWN MTGS.**	**TOWN MTGS.**
Budget & Revenue Strategy	Budget & Revenue Strategy	Budget & Revenue Strategy
Total Comp/Benefit Review/PD Staff Retention	Update to Wastewater/Sewer Policies	Pay As You Throw Pricing/Alcohol Container Reso
Final Sustainability Plan	County Water Quality Plan Update	Title 7, Animals (2nd mtg.)
Rights of Nature Resolution		Stormwater Management Plan
Moratorium Proposed Process		Karns Meadow EA & CUP -Reg. Mtg.
Fire JPA		
JIM	**JIM**	**JIM**
Fire JPA	Housing Dept. Rules & Regs Issues Identification	Housing Dept. Rules & Regs Clean-Up
Modernizing Mobility for West Jackson Plan	Stilson GMP Budget Approval	
Joint Revenue Ballot Initiatives	90 Virginian Lane Ground Lease & Dev. Agreement	

OCTOBER	NOVEMBER	DECEMBER
TOWN MTGS.	**TOWN MTGS.**	**TOWN MTGS.**
Budget & Revenue Strategy	Budget & Revenue Strategy	Budget & Revenue Strategy
Gregory Lane - Design & Construction	Legislative Approach Prep	Fire/EMS Level of Service & Expectation Setting
	Town Mobility Overlay	
JIM	**JIM**	**JIM**
SS4A Safety Action Plan Update	Housing Dept. Rules & Regs Adoption	Rec Center 6-Month Operations & Revenue Review
Cow Pasture 1 & 2 Softball Field Replacement	Transportation CIP & Grant Opportunities	Options for Dedicated Transportation Funding
	Regional Transportation Needs Assessment	

SHIFTS & CHANGES	
~~Furthering Accessibility @ Town Bldgs. & Sites (scoping)~~	~~Moved from March to April~~
~~Community Wildfire Protection Plan~~	~~Added to May JIM at Request of Interim Fire Chief~~
Rights of Nature Resolution	Moved from March to June to July
Regional Transportation CIP	Moved from April to June to November
Joint Alternative Funding Options	Moved to April JIM
Fire JPA	Removed from March & June
Stormwater Management Plan	Moved from May to July to September
Karns Meadow EA & CUP Preview	Moved from April to July to September
PI List	Continued to May, then continued to TBD
Total Comp/Benefit Review/PD Staff Retention	Moved from May to July
Budget & Revenue Strategy	Moved to begin in June once FY25 Budget is done
Equity Task Force Appointments (Special Mtg.)	Moved from May to June
County Water Quality Plan Update	Moved from June to August
Fairgrounds & Rodeo Lease Extension	2nd Mtg.?
Cow Pasture 1 & 2 Softball Field Replacement	Moved from July to October
Modernizing Mobility for West Jackson Plan	Moved from June to July
Community Solar	Moved from June to July & now just a Memo
Final Sustainability Plan	Moved from June to July
Moratorium Proposed Process	Added in July
Joint Revenue Ballot Initiatives	Added in July

JIM Agenda Item Requests

Submittal / Request Section

July 1, 2024 JIM

#	Submitter Name	Agenda Item	Time Needed
1	Brian Schilling	Update the Pathways MOU	30 mins
3	Steve Ashworth	Cow Pasture 1&2 Softball Field Replacement	30 mins
4	Tyler/Jodie	Fire JPA	30 mins
5	Charlotte Frei	West Jackson Subarea Transportation Study	45 mins
6	Tyler/Jodie	Joint Revenue Ballot Initiatives	60mins
7	Tyler/Jodie	Letter to Regulatory Reduction Task Force	30 mins
		Upcoming JIM Items	
	April Norton	Aug 5 - Housing Dept. Rules & Regs Clean Up Issue I.D.	60 mins
	Tyler/Jodie	Aug 5 - Stilson GMP Budget Approval	30 mins
	April Norton	Aug 5 - 90 Virginian Lane GL & DA	120 mins
	April Norton	Sep 9- Housing Dept. Rules & Regs Clean Up	120 mins
	Brian Schilling	Oct 7 - SS4A Safety Action Plan Update	30 mins
	April Norton	Nov 4 - Housing Dept. Rules & Regs Adoption	consent
	Charlotte Frei	Nov 4 - Transportation CIP & Grant Opportunities	45 mins
	Charlotte Frei	Nov 4 - Regional Transpotation Needs Assessment	30 mins
	Charlotte Frei	Dec 2 - Options for Dedicated Transportation Funding	30 mins
	Steve Ashworth	Dec 2 - Rec Center 6-Month Operations & Revenue Review	30 mins
	Charlotte Frei	Dec 2 - Regional Transportation Needs Assessment Status Update	45 min

July 1, 2024 Regular Town Council Meeting
INITIAL SR DUE: 5/31 COMPLETED SR DUE: 6/14 FINAL SR DUE: 6/21
TOPIC
Consent Calendar
Minutes & Disbursements
June 17, 2024 Regular Town Council Workshop
June 17, 2024 Regular Town Council Meeting
Declaration of Parking and Improvements Easement for 645 S. Cache St.
Consideration of Restrictions for Affordable Rental Housing for Mitigation of Rusty Parrot Lodge
Consideration of Housing Restrictions for Powderhorn Housing Phase 2
Disuscussion & Action Items
Administration
Adoption of Town of Jackson Sustainability Plan
Request For Proposals for Relocation of the Mercer Cabin
Legal
Parking Ticket Procedure: Updating Procedure and Process
Planning & Building
Request for a Subdivision Plat at the Property Addressed at 250 Veronica Ln. (P24-066)
Planned Unit Development Amendment, Development Plan, Conditional Use Permit, and Fee Waiver Request for the Presbyterian Church of Jackson Hole Housing Development (P23-206, P23-204, P24-007, P24-024)
Development Plan and Conditional Use Permit for Central Wyoming College's Jackson Campus
Moratorium Proposed Process
Resolutions
Resolution 24-15: A Resolution to Uphold the Rights of Nature
Ordinances
Ordinance U: Fire Department Permit and Inspection Fee
Ordinance V: Credit Card Transaction Fees
Ordinance W: Water Fee
Ordinance X: Wasterwater Fee
Matters from Mayor and Council
Matters from the Town Manager
Town Manager's Report
Adjourn