

**JOINT PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING**

OCTOBER 7, 2024

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a joint meeting located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:32 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were present:

COUNTY COMMISSIONERS: Luther Propst, Chair, Natalia Macker, Vice-Chair, Greg Epstein, Wes Gardner, and Mark Newcomb.

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

STAFF: Dick Stout, Lea Colasuonno, Keith Gingery, Jodie Pond, Tyler Sinclair, Charlotte Frei, Kristie Malone, and Rose Robertson.

PUBLIC COMMENT. There was no public comment.

CONSENT CALENDAR.

A. Meeting Minutes. To approve the meeting minutes for the September 9, 2024 meeting as presented.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Newcomb to approve the September 9, 2024 Regular Joint Meeting minutes. Chair Propst called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Schechter and seconded by Councilmember Jorgensen to approve the September 9, 2024 Regular Joint Meeting minutes. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

MATTERS FOR DISCUSSION

A. Housing Department Rules and Regulations Redlines Review.

Stacy Stoker, Housing Manager, presented to the Board and Council a review of the proposed changes to the Jackson/Teton County Housing Department Rules and Regulations.

The Board and Council gave comment.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Rooks to raise the minimum of Item 6 from 5 to 10 years. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to raise the minimum of Item 6 to 10 years. Chair Propst called for the vote. The vote showed all in favor and the motion carried for the County.

Stacy Stoker answered questions from the Board and Council.

There was no public comment.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Epstein to direct staff to release the Jackson/Teton County Housing Rules and Regulations as presented and amended today for the mandatory 45-day public comment period. Chair Propst called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Sell Chambers and seconded by Councilmember Rooks to direct staff to prepare an Ordinance for adoption

based on the Jackson/Teton County Housing Rules and Regulations presented by staff as amended today. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

B. 90 Virginian Lane Update and Ground Lease Terms.

April Norton, Housing Director, presented to the Board and Council a term sheet for the Ground Lease with Pennrose, LLC.

Shannon Cox Baker and Tom Anderson of Pennrose, LLC gave comment and answered questions from the Board and Council.

April Norton answered questions from the Board and Council.

Charlotte Frei, Regional Transportation Planning Administrator, answered questions from the Board and Council.

The meeting recessed at 2:50 P.M. and reconvened at 2:58 P.M.

Public comment was given by Laura Bonich, Whitney Oppenhuizen, Claire Stump, Carrie Cooper, and Perri Stern in person, and Julien Hass via Zoom.

April Norton answered questions from the Board and Council.

Lea Colasuonno, Town Attorney, answered questions from the Board and Council.

Tom Anderson and Shannon Cox Baker answered questions from the Board and Council.

The Board and Council gave comment.

Tyler Sinclair, Town Manager, answered questions from the Board and Council.

The Board and Council gave comment.

April Norton answered a question from the Board and Council.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Gardner to direct staff to draft a ground lease for 90 Virginian Lane that includes the terms outlined in this staff report and to bring back the ground lease for consideration at the November Joint Meeting. Chair Propst called for the vote. The vote showed three in favor and the motion carried for the County 3-2 with Chair Propst and Commissioner Epstein.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Rooks to direct staff to draft a ground lease for 90 Virginian Lane that includes the terms outlined in this staff report and to bring back the ground lease for consideration at the November Joint Meeting. Mayor Morton Levinson called for the vote. The vote showed four in favor and the motion carried for the Town 4-1 with Councilmember Sell Chambers opposed.

MATTERS FROM COMMISSION AND COUNCIL

Adjourn. On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Newcomb to adjourn. Chair Propst called for a vote. The vote showed all in favor and the motion carried for the County.

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

The meeting adjourned at 4:16 P.M.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Luther Propst, Chair

ATTEST:

Maureen E. Murphy, County Clerk

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk