

TOWN COUNCIL PROCEEDINGS

NOVEMBER 17, 2025

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 Arne Jorgensen, Jonathan Schechter, Kevin Regan, and Alyson Sperry. Devon Viehman was absent.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Johnny Ziem, Paul Anthony, Michelle Weber, Tyler Florence, Tanya Anderson, Susan Scarlata, and Riley Hovorka.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen proclaimed November 29, 2025 as Small Business Saturday.

Public Comment. Rick Howe made public comment.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to approve the consent calendar including items A-E as presented with the following motions:

- A. **Meeting Minutes.** To approve minutes from the November 3, 2025 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented. A43 ARCHITECTURE \$1,072.50; ACE EQUIPMENT & SUPPLY \$1,540.00; ACE HARDWARE \$904.52; ALPHAGRAPHICS \$632.14; AMAZON \$2,092.83; ARBOR WORKS TREE SERVICE, LLC \$2,000.00; BIG R RANCH & HOME \$8.99; BLACK WIDOW WELDING 2 LLC \$3,841.84; BLISS CARGO \$46.88; BOLAND, ANITA \$2,263.80; BURKHOLDER, SHAWN \$2,141.61; CARQUEST AUTO PARTS INC. \$126.09; CASELLE INC. \$2,388.00; CENTURYLINK \$2,434.18; CERTIFIED LABORATORIES \$2,669.40; CHARLIE'S PLUMBING OF JH \$670.00; COMMUNITY ENTRY SERVICES \$45,000.00; CONRAD & BISCHOFF INC. \$53,422.15; CONTROL SYSTEM TECHNOLOGY, INC. \$300.00; CONWAY, LARS \$2,500.00; CREATIVE ENERGIES, LLC \$18,072.00; DAWSON INFRASTRUCTURE SOLUTIONS \$1,326.15; DECKER GLASS \$288.86; DEX IMAGING \$415.69; DICK ANDERSON CONSTRUCTION \$40,777.93; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$600.00; ELAN ONE CARD \$25,666.67; ELDER COMPANIES \$200.67; ENERGY LABORATORIES INC. \$577.00; ETNA TRADE PARK LLC \$4,062.00; EVANS CONSTRUCTION INC \$309,828.25; EVOLUTION CONSTRUCTION & SERVICES, LLC \$10,913.00; FERGUSON ENTERPRISES, INC \$3.70; FLOCK GROUP INC \$87,500.00; FLORES, JUANITA \$480.00; FRIENDS OF PATHWAYS \$1,408.12; FRONTIER PRECISION, INC \$3,285.00; GABLE, RUSSELL \$175.00; GILLIG LLC \$2,462.72; GRIFFITH PARTNERSHIP LLC \$1,760.00; HD FOWLER COMPANY \$3,620.43; HIGH COUNTRY LINEN \$1,381.60; HUNT CONSTRUCTION INC \$26,660.55; IDAHO STATE TAX COMMISSION \$11,002.00; IDAHO TRAFFIC SAFETY, INC. \$5,151.90; INTERMOUNTAIN SWEEPER CO. \$378.10; INTERSTATE BATTERY \$874.75; IVY OUTDOOR SERVICES LLC \$25,281.37; JACKSON CURBSIDE INC. \$203.13; JACKSON GROUP LOCKBOX -\$894.68; JACKSON HOLE AIR \$15,000.00; JACKSON HOLE HISTORICAL SOCIETY \$15,000.00; JACKSON HOLE NEWS & GUIDE \$2,702.80; JACKSON LUMBER INC \$19.80; JET LINE SALES & SERVICE, LLC \$2,499.59; JOE JOHNSON EQUIPMENT \$528.71; JONES SIMKINS \$9,236.00; JP COOKE CO \$224.97; KEENAN, PETER \$2,357.50; KJ'S SERVICES INVESTMENTS LLC \$2,975.00; LAWNGEVITY \$361.41; LONG BUILDING TECHNOLOGIES INC. \$4,012.00; LOWER VALLEY ENERGY INC \$48,009.88; M. NEILS ENGINEERING, INC \$1,439.38; MASON, TOM \$276.00; MASTERCARE CLEANING JH, LLC \$1,202.00; MID-AMERICA RESEARCH CHEMICAL -\$143.00; MSC INDUSTRIAL SUPPLY CO \$590.40; NAPA AUTO PARTS INC. \$1,768.34; NELSON ENGINEERING \$4,342.50; NEW WEST REMOVAL LLC \$170.00; NOBLE TREE INC \$21,784.00; ONTKO, BRYAN \$155.00; OPS STRATEGIES, LLC \$14,918.75; OUTBACK LANDSCAPE OF WYOMING, LLC \$1,586.25; PIC N STITCH \$144.00; PITTS, SAMANTHA \$77.83; PLATT -\$15,456.57; PREMIER CLEANING SERVICES LLC \$2,124.00; PREMIER TRUCK- SALT LAKE CITY \$1,568.60; QUADIENT LEASING USA, INC. \$541.68; QUALITY AIR SOLUTIONS LLC \$3,000.00; RAMANATHAN, BRINDA \$2,500.00; RICH, SAMUEL \$1,644.08; SAFETY SUPPLY & SIGN CO., INC. \$5,148.87; SAGE TRUCK DRIVING SCHOOLS \$2,564.00; SHERWIN-WILLIAMS CO. \$33.95; SILVER CREEK SUPPLY \$57.51; SILVERSTAR \$6,130.28; SMITH, HAZEN \$189.00; SNAKE RIVER TREE & SHRUB \$1,197.20; SOSA'S JANITORIAL SERVICE \$6,120.00; SOUTHERN TIRE MART LLC -\$880.00; SPACE EXPLORATION TECHNOLOGIES CORP \$660.00; SPECIALTY CONSTRUCTION SUPPLY \$163.96; SPSC POA - SOUTH PARK SERVICES CTR POA \$303.82; STATE FIRE IDAHO \$6,409.28; STINKY PRINTS, INC \$50.23; STONE, KIRK \$3,241.35; SUNRISE ENVIRONMENTAL \$124.02; TETON COUNTY PUBLIC HEALTH

\$180.00; TETON COUNTY-FUND 10 \$6,146.00; TETON MOTORS INC \$73.16; TETON TRASH REMOVAL, INC. \$361.80; THE AFTERMARKET PARTS COMPANY, LLC \$101.64; THE TIRE RACK, INC. \$4,408.00; THOMSON WEST \$2,454.68; TK ELEVATOR CORP. \$814.14; T-MOBILE \$59.53; TMSC LLC \$2,042.00; TODAY CASH \$374.71; TRANSIT TALENT LLC \$135.00; TRANSPORTATION MANAGEMENT & DESIGN INC \$9,359.94; ULINE \$433.84; WBC PROPERTIES \$2,150.00; WESTERN STATE \$10,246.68; WILSON, JOHN \$2,200.00; WILSON, MICHELLE \$153.00; WYOMING BOARD OF CONTROL \$70.00; WYOMING DEPARTMENT OF TRANSPOR \$158.27; WYOMING LAW ENFORCEMENT ACADEMY \$65.00; WYOMING RETIREMENT SYSTEM \$321,892.98; WYOMING WATER DEVELOPMENT COMMISSION \$66,969.91; WYOMING WATER QUALITY & POLLUTION CONTR \$375.00; WYOMING.COM INC \$5.00; WYTRANS \$480.00.

C. **October Municipal Court Report.** To accept the October Municipal Court Report into record.

D. **Contracts.**

1. **Thaw Well Agreement with the Lockhart Cattle Company.** To approve the Thaw Well Agreement with the Lockhart Cattle Company, subject to minor changes by staff.
2. **MOU with Partners for Public Good.** To approve the MOU with Partners for Public Good, subject to minor changes by staff.
3. **Contract with Path Point Merchant Services, LLC.** To approve the Contract with Path Point Merchant Services, LLC, subject to minor changes by staff.
4. **Release and Termination of Encroachment Agreements with Robert and Sandra Owens.** To approve the Release and Termination of Encroachment Agreements with Robert and Sandra Owens, subject to minor changes by staff.
5. **Contract with Eco Consulting LLC.** To approve the Contract with Eco Consulting LLC, subject to minor changes by staff.

E. **Award Bid 26-05 for the Procurement of a New Police Administration Truck.** To approve Bid #26-05 for the purchase of a new truck for the Administration Division within the Police Department and award the bid to Fremont Motors of Riverton, Wyoming, in the amount of \$49,391.

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

Jackson Hole Community Housing Trust - Nelson Drive Rental Housing Opportunity. A motion was made by Kevin Regan and seconded by Jonathan Schechter to continue this item to the December 1, 2025 meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Water Quality Testing at Waste Water Treatment Plant Wetlands. Tanya Anderson and Johnny Ziem made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Alyson Sperry and seconded by Kevin Regan to direct staff to continue collecting water quality data downstream of Wetland 4, to present results to Council in two years, and to share the data publicly through the Town's website, social media, a published "Think Piece", and a 'Chat w/Council'. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Third Party Review of Virginian Development Project Scoping Staff Report. Tyler Sinclair made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Alyson Sperry and seconded by Jonathan Schechter to direct the Town Manager to hire and work with Developer's Research to undertake a third-party review of the 90 Virginian Lane Project, including Scope A & B in the amount of \$18,500, plus an additional contingency in the amount of \$7,500 for a total not to exceed of \$26,000. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Community Engagement. Susan Scarlata made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Alyson Sperry and seconded by Jonathan Schechter to direct staff to work with Voices JH to establish a Working Group focused on the Town's Sister City relationship with Hueyo in Tlaxcala, Mexico, and to include youth members. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Alyson Sperry and seconded by Jonathan Schechter to direct staff to work with Voices JH to help educate Voices JH's Eastern European and Latine groups about local government,

civic engagement, and Town services, policies, and initiatives and to bring members to Council meetings and/or ‘Chats.’ Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Application for Liquor License Transfer of Ownership to CP Teton Resort Property Owner LLC at 400 E. Snow King Ave. Mayor Jorgensen opened the public hearing. Roxanne Robinson made staff comment. Council held discussion with staff. Jacob Beckett commented on behalf of the applicant. There was no public comment. Having considered Wyoming Statute 12-4-104(b) statutory factors for this application, a motion was made by Jonathan Schechter and seconded by Alyson Sperry to approve the application for a transfer of liquor license ownership from Benchmark Hospitality of Wyoming LLC to CP Teton Resort Property Owner LLC subject to the following conditions, and further direct the Town Clerk’s office to issue the license upon confirmation that the conditions of approval have been met within the timeframe set forth in Wyoming Statute 12-4-103(a)(iv):

1. The Clerk’s office shall not issue the license until all required Town licenses and permits have been obtained.
2. Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.

Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Mayor Jorgensen closed the public hearing.

Text Amendments Related to Nonconforming Development, Parking Standards, and Administrative Adjustments. Andrew Bowen and Paul Anthony made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Alyson Sperry and seconded by Jonathan Schechter to approve six LDR text amendments (P25-176) to the following sections: 1.9.2.B.3.d, 1.9.2.B.3.e, 1.9.2.B.4, 1.9.2.B.4.c, 6.2.2, and 8.2.2 as presented in the staff report dated November 17, 2025, and direct staff to present appropriate ordinances for first reading at future Town Council meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 8:03pm and reconvened at 8:11pm.

Resolution 25-23: Karns Meadow LWCF Grant Application. Tyler Florence made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Kevin Regan and seconded by Jonathan Schechter to approve Resolution 25-23 authorizing the submission of an LWCF grant application for Phase 1 of constructing Karns Meadow Park Phase 1 and, if the grant is awarded to the Town, the allocation of \$450,000 in matching funds from the Town Park Exaction Account. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinances. A motion was made by Jonathan Schechter and seconded by Kevin Regan to read ordinances in short title. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance D: An Ordinance Amending Title 12 Regarding Human Interment.

AN ORDINANCE AMENDING CHAPTER 12.12, MUNICIPAL CEMETERY, OF TITLE 12, STREETS AND OTHER PUBLIC PLACES, OF THE CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

There was no public comment. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to approve Ordinance D on third reading, and designate it Ordinance 1449. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance E: An Ordinance Providing an Exemption to Workforce Housing Mitigation.

AN ORDINANCE AMENDING DIVISION 6.3, AFFORDABLE WORKFORCE HOUSING STANDARDS, SECTION 6.3.2.C, APPLICABILITY, OF THE LAND DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

There was no public comment. A motion was made by Jonathan Schechter and seconded by Kevin Regan to approve Ordinance E on first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. Board and Commission Reports. There were no board or commission reports.

Nelson Drive Annexation Public Hearing Date. Riley Hovorka made staff comment. Council held discussion with staff. Anne Creswell made public comment. A motion was made by Alyson Sperry and seconded by Jonathan Schechter to set a date of January 20, 2026, for the public hearing of the United States Forest Service’s Nelson Drive annexation. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council discussed providing names during public comment. Riley Hovorka and Lea Colasuonno made staff comment. A motion was made by Alyson Sperry and seconded by Jonathan Schechter to approve travel to WAM winter meeting as well as legislative session by councilmembers. Tyler Sinclair made staff comment. The motion was withdrawn.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on grant applications for Wyoming DEQ Volkswagon Settlement Funds, an update on potential changes to 2:1 Workforce Housing Bonus, and temporary sign permits for Skating Club of Jackson Hole and Tribe JH. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to approve the Town Manager’s Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 8:36 p.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: November 26, 2025