

TOWN COUNCIL PROCEEDINGS

FEBRUARY 2, 2026

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, Devon Viehman, and Kevin Regan. *Via Zoom*: Alyson Sperry.

STAFF: Tyler Sinclair, Roxanne Robinson, David Garcia, Lea Colasuonno, Johnny Ziem, Brian Lenz, Paul Anthony, Michelle Weber, Heidi Schmidl, Lynsey Lenamond, Susan Scarlata, and Riley Hovorka.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen read proclamations for World Cancer Day and Black History Month.

Public Comment. Eric Dahl and Garrett Lebroy made public comment.

Consent Calendar. A motion was made by Kevin Regan and seconded by Devon Viehman to approve the consent calendar including items A-E as presented with the following motions:

A. **Meeting Minutes.** To approve minutes from the January 20, 2026 Regular Town Council Workshop and January 20, 2026 Regular Town Council Meeting.

B. **Disbursements.** To approve the disbursements as presented. 107 WEST DESIGN, LLC \$4,000.00; ACE HARDWARE \$1,987.18; AFLAC \$1,515.48; AMAZON \$4,428.09; APPLE INC \$1,168.99; BERL ENTERPRISES LLC \$1,898.00; BISON LUMBER \$64.25; BLISS CARGO \$40.33; BLUE SPRUCE CLEANERS, INC \$119.25; BRUNES, ANGELA \$170.21; C & C CHEFS LLC \$3,508.85; CELLEBRITE, INC. \$12,899.25; CENTURYLINK \$2,398.96; CHARLIE'S PLUMBING OF JH \$1,764.00; CITY OF DRIGGS \$1,929.65; COMMUNITY FOUNDATION OF JACKSON \$10,000.00; COMMUNITY SAFETY NETWORK \$20,000.00; CONRAD & BISCHOFF INC. \$24,053.03; CONTROL SYSTEM TECHNOLOGY, INC. \$27,148.50; CTAA \$1,250.00; DEAN'S PEST CONTROL LLC \$270.00; DECKER GLASS \$833.67; DEL RE, MICHAEL \$155.00; DEX IMAGING \$86.22; DISCOUNT SNOW STAKES \$970.29; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; ENERGY LABORATORIES INC. \$516.00; FALL RIVER PROPANE \$1,824.00; FEDERAL EXPRESS CORP. \$3,667.69; FERGUSON ENTERPRISES, INC \$68.88; FLEETPRIDE \$391.99; FLORES, JUANITA \$640.00; FREEDOM MAILING SERVICE INC. \$1,909.90; FURBER, WINSLOW \$500.00; GEMPLERS INC. \$233.85; GILLIG LLC \$2,722.48; GM SHEET METAL LLC \$329.90; GRAINGER \$97.06; GRAVITY GRAPHICS \$142.40; HACH CHEMICAL CO. \$314.01; HARMONY DESIGN, INC \$43,777.20; HDR ENGINEERING, INC \$1,150.00; HEBDON EXCAVATION LLC \$450.00; HIGH COUNTRY LINEN \$1,550.58; IDAHO STATE TAX COMMISSION \$6,633.00; INTERSTATE BATTERY \$158.95; JACKSON CURBSIDE INC. \$2,869.13; JACKSON DOWNTOWNER, LLC \$131,049.09; JACKSON GROUP LOCKBOX \$2,831.24; JACKSON HOLE AIRPORT \$21,579.00; JACKSON HOLE NEWS & GUIDE \$509.60; JACKSON LUMBER INC \$100.88; JH20 WATER CONDITIONING & FILTRATION \$97.50; JOE JOHNSON EQUIPMENT \$162.47; LEONARD PETROLEUM EQUIPMENT \$2,157.52; LEVEL 3 COMMUNICATIONS, LLC \$1,387.18; LOEBE, MARC \$10.00; MERIDIAN RAPID DEFENSE GROUP LLC \$33,151.36; METROQUIP INC \$174.56; MHL ACQUISITION CORP \$8,988.00; MOHROR, SCOTT \$770.07; MORRISON-MAIERLE, INC. \$4,311.25; NAPA AUTO PARTS INC. \$1,293.83; NELSON ENGINEERING \$29,754.25; NOREGON SYSTEMS INC. \$2,199.00; ONTKO, BRYAN \$11.00; PEAK WATER SERVICES, LLC \$18,000.00; PREMIER CLEANING SERVICES LLC \$750.00; PREMIER TRUCK-SALT LAKE CITY \$949.04; PVS DX, INC \$1,111.52; R & A SAFETY LLC \$568.00; RAFTELIS \$13,755.00; RICH, SAMUEL \$1,079.40; RODECK, MALCOM \$4,654.50; RON'S TOWING LLC \$623.80; SCHOW'S TRUCK CENTER \$0.00; SHERIDAN MOTOR INC \$152,478.00; SHERWIN-WILLIAMS CO. \$290.33; SKIDATA, INC. \$77,440.50; SNAKE RIVER MEP COMPLETE, INC \$717.68; SPECTRUM \$100.00; SPEEDY CPS, LLC \$2,276.57; SPRING CREEK ANIMAL HOSPITAL \$1,322.46; STEPHENS, TALON \$77.83; SUNRISE ENVIRONMENTAL \$455.79; TETON COUNTY-FUND 10 \$627,041.27; TETON COUNTY HISTORIC \$13,425.00; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$50.00; TETON COUNTY SHERIFF'S-JAIL \$5,869.55; TETON LITERACY CENTER \$11,786.25; TETON MOTORS INC \$986.16; TETON YOUTH & FAMILY SERVICES \$105,292.75; THE AFTERMARKET PARTS COMPANY, LLC \$2,055.38; THOMSON WEST \$1,345.48; TMSC LLC \$9,259.70; TRANSPORTATION MANAGEMENT & DESIGN INC \$8,066.83; USDN \$1,030.00; WATKINS, MARK \$72.05; WESTERN STATE \$668.04; WILSON, CLAYTON \$155.00; WINN-MARION BARBER, LLC \$33,500.00; WINTER EQUIPMENT COMPANY, INC \$2,250.60; WSP USA INC. \$10,738.75; WY CHILD SUPPORT

ENFORCEMENT \$452.30; WYOMING IMMIGRANT ADVOCACY \$3,750.00; YELLOW IRON WASTE, LLC \$35.00

C. Contracts.

1. Vacation of Sewer Line Easement for 780 E. Kelly. To approve the Contract to Vacate Sewer Line Easement for 780 E. Kelly property owner, Karen Wilbrecht as Trustee, subject to minor changes by staff.
2. Contract with Advanced Network Management, Inc. (Network Switches). To approve the Contract with Advanced Management Network, Inc. (Network Switches), subject to minor changes by staff.
3. Contract with Advanced Network Management, Inc. (Panic Buttons). To approve the Contract with Advanced Management Network, Inc. (Panic Buttons), subject to minor changes by staff.
4. Contract with Advanced Network Management, Inc. (Various Equipment). To approve the Contract with Advanced Management Network, Inc. (Various Equipment), subject to minor changes by staff.

D. Tree City USA Application. To approve the application submittal for the Town’s 2025 Tree City USA application to Wyoming State Forestry and Arbor Day Foundation, and to authorize the Mayor to sign the application, subject to minor changes by staff.

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

139 North Cache – Browse N Buy: Encroachment (E25-0308). A motion was made by Devon Viehman and seconded by Kevin Regan to approve the encroachments and direct staff to present an Encroachment Agreement for approval at a future meeting. The vote showed 4-0 with Jonathan Schechter, Kevin Regan, Alyson Sperry, and Devon Viehman in favor. Mayor Jorgensen abstained from the vote. The motion carried.

Annual Liquor License Renewals. Lynsey Lenamond made staff comment. Council held discussion with staff. There was no public comment. Having considered the statutory factors in Wyo. Stat. §12-4-104(b) and Jackson Municipal Code §6.60.010 for each license listed in the Renewal Chart, a motion was made by Jonathan Schechter and seconded by Devon Viehman to approve the liquor license renewal applications for the 2026–2027 liquor license year as presented and with the following conditions:

- Renewed liquor licenses are subject to the same conditions and restrictions of the initial license approval, including any amendments to those initial conditions and restrictions.
- Any additional minor corrections made by staff and the Wyoming Liquor Division.

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

North South Park Area 1 Request for Water and Wastewater Services (E25-0309). Brian Lenz made staff comment. Council held discussion with staff. Amberly Baker commented on behalf of the applicant. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve the JHHR Development II, Inc. request for water supply and wastewater collection and treatment services subject to the conditions of approval set forth in the staff report and listed below:

- A. Applicant shall pay the Central System fee of \$1,023 and \$3,100 for staff time to review this application, total of \$4,123.
- B. Conditions Applicable to Water and Wastewater.
 - i. The applicant shall comply with the utilities Title of the Municipal Code, including, but not limited to, rates, costs, fees, charges, and shall comply with any amendment to the Title in accordance with the effective date of said amendment.
 - ii. The applicant shall pay water and wastewater capacity fees as follows:
 - a. For Blocks zoned NSP 1 (single-family lots) block at the time of application for the permits, e.g. Town SWP, for the water and wastewater infrastructure in coordination with the platting.
 - b. For Blocks zoned NSP 2 and NSP3 (multi-family buildings) at the time of application for the permits, e.g. Town SWP, for the water and wastewater infrastructure in coordination with the county building permits.

- iii. The applicant shall apply for the connection and use agreements for water and wastewater not more than two years from the date of the approval of this request for service and must comply with the following:
 - a. Prior to application for each agreement, the applicant shall coordinate with the Town Engineer to determine what, if any, additional analysis, exhibits, agreements, etc. are required to be included in the agreement application.
 - b. The applicant is responsible for all costs to prepare the application materials specifically including, but not limited to, compensation for the time of Town employees working on the application, billed at the rate in the adopted fee schedule at the time of the work performed by the Town staff.
 - iv. The applicant shall execute either new connection and use agreements for water and wastewater with the Town for NSP1 or amend the applicant's existing Wastewater Treatment Facilities Connection and Use Agreement Between the Town and JHHR Development II, Inc. and Water Supply Agreement Between the Town and JHHR Development II, Inc within one year of the application for the agreements. Whether JHHR Development II, Inc. enters new agreements with the Town or amends one or both of their existing water and wastewater agreements, JHHR Development II, Inc. will:
 - a. Be billed as one customer of the Town.
 - v. The applicant shall have Town issued permits, e.g. SWP, for the construction of development infrastructure prior to construction of any new wastewater and water infrastructure or service.
- C. Conditions Applicable to Wastewater:
- i. Volume: This approval for NSP1 is for an average day of 150,000 gallons, a maximum day of 205,000 gallons and a peak hour discharge flowrate of 200 gallons per minute. Any additional volume or flowrate required shall require a new request.
 - ii. Capacity. The applicant shall not discharge more wastewater from NSP1 than they have paid wastewater capacity fees for, unless and until the applicant has applied, been approved, and paid for additional capacity.
 - iii. While not anticipated, the developer shall pay for the portion of the necessary cost to upgrade the Town wastewater system to accommodate serving NSP1, as determined by the Town Engineer, up to the point of execution of the connection and use agreement for wastewater.
 - iv. Have one set of volume and discharge maximums (averages, daily maximums, peak hours, gallons per minute, etc.) for NSP1 and Porter Ranch Subdivision combined.
- D. Conditions Applicable to Water:
- i. Volume. This approval for NSP1 is for 600 units for residential and accessory uses and exactions land within NSP1.
 - ii. Capacity. The applicant shall not use more water for NSP1 than they have paid water capacity fees for, unless and until the applicant has applied, been approved, and paid for additional capacity.

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 Devon Viehman to read ordinances in short title. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance A: An Ordinance Amending the Zoning Map at 252 & 254 E. Simpson Ave. (P25-156)

PURSUANT TO DIVISION 8.7.3 ZONING MAP AMENDMENT, DIVISION 1.7.2 ESTABLISHMENT OF ZONES AND OVERLAYS, AND DIVISION 1.7.3 OFFICIAL ZONING MAP INCORPORATED BY REFERENCE, OF THE LAND DEVELOPMENT REGULATIONS, CHANGING THE ZONING CLASSIFICATION FROM OFFICE RESIDENTIAL (OR) TO PUBLIC/SEMI-PUBLIC (P/SP) FOR LOTS 5 & 6, BLOCK 9, CACHE-2 ADDITION TO THE TOWN OF JACKSON (ADDRESSED AS 252 & 254 EAST SIMPSON AVENUE). BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

There was no public comment. Council held discussion. A motion was made by Devon Viehman and seconded by Kevin Regan to approve ordinance A on second reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance B: An Ordinance Amending the Land Development Regulations Related to Nonconforming Development.

AN ORDINANCE AMENDING ARTICLE 1 GENERAL PROVISIONS, DIVISION 1.9, NONCONFORMITIES, 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:

Ordinance C: An Ordinance Amending the Land Development Regulations Related to Parking and Loading Standards and Administrative Adjustments.

AN ORDINANCE AMENDING ARTICLE 6, USE STANDARDS APPLICABLE IN ALL ZONES, DIVISION 6.2, PARKING AND LOADING STANDARDS, 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. Council held discussion. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve Ordinances B and C on first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance D: An Ordinance Annexing a Parcel of Land Generally Located to the East of Nelson Drive.

AN ORDINANCE ANNEXING TO THE TOWN OF JACKSON, WYOMING A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M, TETON COUNTY, WYOMING (GENERALLY LOCATED TO THE EAST OF NELSON DRIVE). BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

There was no public comment. A motion was made by Kevin Regan and seconded by Devon Viehman to approve Ordinance D: An Ordinance Annexing the U.S.F.S. Parcel East of Nelson Dr. to the Town of Jackson 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. Devon Viehman announced that the Jackson Hole History museum will be having its first fundraising event. Kevin Regan provided an update from the START board and discussed a recent meeting he had with representatives from Friends of Pathways about the pedestrian experience. The joint letter to WYDOT regarding pedestrian safety was received by staff. Lea Colasuonno provided Council with a brief update on staff’s work on the Town’s contract with Flock for license plate reader cameras. Mayor Jorgensen discussed joint board vacancies. Teton County is currently receiving applications for the Travel and Tourism Board. A motion was made by Mayor Jorgensen and seconded by Devon Viehman to direct staff to coordinate with Teton County staff to re-advertise for openings on the Pathways Taskforce and Parks & Recreation Board and, as appropriate, subsequently coordinate schedules for the County Commission and Town Council for candidate interviews. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on temporary signs for the Wonder Institute, Jackson Hole Youth Soccer, and Coombs Outdoors, the Stilson Transit Center project, and letter inviting delegation from Lienz, Austria to visit Jackson. The Town Manager commented on the delegation from Lienz, Austria that will visit this fall. Devon Viehman requested a memo from staff on the history between Jackson and Lienz. A motion was made by Kevin Regan and seconded by Devon Viehman to approve the Town Manager’s Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn to Executive Session. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii) and consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii). Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 6:52 p.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: February 11, 2026