

TOWN COUNCIL PROCEEDINGS

FEBRUARY 17, 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, Devon Viehman, Kevin Regan, and Alyson Spery. Jonathan Schechter joined the meeting at 6:01 pm.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, David Garcia, Johnny Ziem, Max Moran, Paul Anthony, Michelle Weber, Katelyn Page, Susan Scarlata, Wanna Johansson, and Riley Hovorka.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen.

Public Comment. There was no public comment.

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

A. **Meeting Minutes.** To approve minutes from the January 28-29, 2026 Special Town Council Meeting/Retreat and February 2, 2026 Regular Town Council Meeting.

B. **Disbursements.** To approve the disbursements as presented. 120WATER \$813.00; ACE HARDWARE \$988.52; ADVANCED NETWORK MANAGEMENT, INC. \$615.68; ALARMLOGIX \$266.00; AMAZON \$5,286.43; ANTLER MOTEL, INC. \$13,230.00; AT&T \$319.34; BERL ENTERPRISES LLC -\$1,598.40; BEST BEST & KRIEGER \$3,789.00; BLUE SPRUCE CLEANERS, INC \$22.50; BOLAND, ANITA \$2,328.85; BUCKRAIL \$3,500.00; BURKHOLDER, SHAWN \$2,141.61; C & C CHEFS LLC \$3,135.20; CARQUEST AUTO PARTS INC. -\$16.34; CASELLE INC. \$2,388.00; CERTIFIED LABORATORIES \$905.85; CHILLER ICE, LLC \$174.00; CHRISTENSEN, DUSTIN \$155.00; COMMUNITY ENTRY SERVICES \$45,000.00; CONRAD & BISCHOFF INC. \$52,784.56; CONTROL SYSTEM TECHNOLOGY, INC. \$7,425.00; CREATIVE ENERGIES, LLC \$700.00; CRYSTAL CREEK CAPITAL \$2,250.00; DECKER GLASS \$380.90; DELTA DENTAL PLAN OF WYOMING \$13,871.65; DEX IMAGING \$582.84; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$300.00; DUSTBUSTERS, LLC \$10,855.02; E.R. OFFICE EXPRESS \$374.45; EFORCE \$12,900.00; ELAN ONE CARD \$36,636.64; ENERGY LABORATORIES INC. \$2,004.50; ESRI, INC \$12,628.97; ETNA TRADE PARK LLC \$4,062.00; FABRIC LABS, INC \$2,541.50; FLEETPRIDE \$919.60; FREEDOM MAILING SERVICE INC. \$1,934.75; FREMONT MOTOR CO. \$64,900.00; FUSION FLOORING LLC \$1,200.00; GEDDES, GLENN \$57.34; GILLIG LLC \$7,028.46; GLOBAL INDUSTRIAL \$2,506.64; GM SHEET METAL LLC \$125.36; GRAND TARGHEE RESORT \$29,418.00; GRIFFITH PARTNERSHIP LLC \$1,760.00; HARMONY DESIGN, INC \$456.50; HIGH COUNTRY HVAC LLC \$8,161.90; HIGH COUNTRY LINEN \$1,148.23; HIRST APPLGATE, LLP \$1,988.03; HNTB CORPORATION \$5,178.54; HUCKLEBERRY PROPERTY \$135.00; IDENTISYS, INC \$1,594.00; IMMIGRANT HOPE \$2,000.00; INTERSTATE BATTERY \$1,340.55; IVY OUTDOOR SERVICES LLC \$12,226.50; JACKSON GROUP LOCKBOX \$1,009.98; JACKSON HOLE LAW, PC \$3,502.50; JACKSON HOLE NEWS & GUIDE \$7,005.45; JH GLENWOOD UNIT 2 LLC \$135.00; JOE JOHNSON EQUIPMENT \$304.24; KJ'S SERVICES INVESTMENTS LLC \$2,975.00; LASER PROS INTERNATIONAL \$403.57; LAUSHINE, HARRISON \$155.00; LENOVO (UNITED STATES) INC. \$7,696.68; LOPEZ-MORGAN, CHRYSTAL \$100.00; LOWER VALLEY ENERGY INC \$65,739.14; MASTERCARE CLEANING JH, LLC \$546.36; MSC INDUSTRIAL SUPPLY CO \$324.11; NAPA AUTO PARTS INC. \$1,701.21; NELSON ENGINEERING \$430.00; OTIS ELEVATOR COMPANY \$6,696.84; OUTBACK LANDSCAPE OF WYOMING, LLC \$863.00; PERFORM PRINTING LLC \$101.66; PHAZE CONCRETE \$213.00; PITTS, SAMANTHA \$77.83; POINT S REXBURG \$1,620.00; PREMIER CLEANING SERVICES LLC \$1,730.00; QUADIENT FINANCE USA, INV \$2,104.87; QUADIENT LEASING USA, INC. \$541.68; R & A SAFETY LLC \$1,045.50; RAMANATHAN, BRINDA \$2,500.00; RICH, SAMUEL \$692.00; ROTARY CLUB OF JACKSON HOLE \$50.00; SARAZEN, ALEXANDRA \$4,812.50; SCHWARTZ, ANDY \$5,000.00; SHERWIN-WILLIAMS CO. \$123.78; SILVER CREEK SUPPLY \$80.58; SILVERSTAR \$6,130.00; SMITH PSYCHOLOGICAL SERVICES \$400.00; SOSA'S JANITORIAL SERVICE \$6,840.00; SOUTHERN TIRE MART LLC \$2,122.04; SPACE EXPLORATION TECHNOLOGIES CORP \$660.00; SPEEDY CPS, LLC \$1,439.50; SPSC POA - SOUTH PARK SERVICES CTR POA \$303.82; STANDARD INSURANCE COMPANY \$21,042.39; STATE FIRE IDAHO \$9,466.00; SWEET SPIRITS PRESCHOOL & CHILDCARE \$3,850.00; TETON COUNTY ALTERNATIVE TO INCARCERATIO \$34,664.06; TETON COUNTY INTEGRATED SOLID WASTE/RECY

\$25.00; TETON COUNTY PUBLIC HEALTH \$280.00; TETON COUNTY-FUND 10 \$643,546.21; TETON MOTORS INC \$879.60; TETON RENTAL CENTER \$414.30; THE AFTERMARKET PARTS COMPANY, LLC \$1,337.32; THE TIRE RACK, INC. \$1,684.96; THOMSON WEST \$2,490.96; TK ELEVATOR CORP. \$3,957.24; T-MOBILE \$62.70; TMSC LLC \$9,660.06; TREFONAS LAW, P.C. \$1,733.00; VALLEY WEST ENGINEERING, PC \$4,800.00; VELOCITY EHS \$4,200.00; VERIZON WIRELESS \$7,190.10; VIDEKI, DAVID \$1,500.00; VISION SERVICE PLAN (CT) \$3,889.84; WAM \$1,080.00; WARE, JOHN \$842.26; WBC PROPERTIES \$2,150.00; WELCOMING AMERICA \$1,000.00; WEST COAST CODE CONSULTANTS \$15,040.00; WEST FORK CONSTRUCTION \$361,340.24; WESTERN STATE \$174.16; WILSON, JOHN \$2,200.00; WINDCAVE INC \$114.86; WSP USA INC. \$34,243.60; WY CHILD SUPPORT ENFORCEMENT \$452.30; WY WORKERS' SAFETY & COMP \$12,809.22; WYOMING DEPARTMENT OF TRANSPORTATION \$113.12; WYOMING FIRST AID & SAFETY \$685.14; WYOMING LAW ENFORCEMENT ACADEMY \$130.00; WYOMING RETIREMENT SYSTEM \$213,624.00; WYOMING WATER QUALITY & POLLUTION CONTR \$270.00; WYOMING.COM INC \$5.00; YELLOW IRON WASTE, LLC \$1,134.00

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

D. **Contracts.**

1. **Contract with Daida.** To approve the Contract with Daida, subject to minor changes by staff.
2. **Memorandum of Understanding with Presbyterian Church of Jackson Hole, Inc.** To approve the Memorandum of Understanding with the Presbyterian Church of Jackson Hole, Inc., subject to minor changes by staff.

E. **Expenditure Approval for Rec Center Aquatics Mechanical Equipment Purchases.** To approve the use of \$77,752 from the Parks and Recreation Fund Balance for aquatics mechanical parts.

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

Partial Vacation without Replat at 170 N. Glenwood Street (P26-004). Mayor Jorgensen recused himself from discussion and action on the item. The Council acknowledged a Partial Vacation without Replat between Lots 6 and 7 and between Lots 7 and 14, Block 7, Jackson Original Townsite subject to the Town LDRs, the departmental reviews, minor changes by staff, and this staff report dated February 17, 2026. Mayor Pro Tempore Viehman called for the vote. The vote showed Mayor Pro Tempore Viehman, Alyson Sperry, Kevin Regan and Jonathan Schechter in favor. The motion carried.

Second Amendment to the Ground Lease for the S4 Flats Affordable Workforce Housing Development. April Norton and Roxanne DeVries Robinson made staff comment. David Valasquez and Joe Saunders commented on behalf of Figure 9, the development team. Council held discussion with staff. There was no public comment. A motion was made by Kevin Regan and seconded by Devon Viehman to direct staff to draft the Second Amendment to the Ground Lease for the S4 Flats Affordable Workforce Housing Development to reflect the following:

1. Revising the unit type and count to nine (9) one-bedroom and four (4) two-bedroom condominium homes, for a total of thirteen (13) condominium homes;
2. Revising the restriction type to a mix of Affordable Ownership, Workforce Ownership, and Workforce Rental deed restrictions as presented;
3. Revising the parking provided to fourteen (14) spaces; and
4. Including a project timeline outlining key milestones to completion, with associated deadlines and default and cure provisions.

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

Review of Council Salaries. Roxanne DeVries Robinson made staff comment. Council held discussion with staff. Orion Dellorado made public comment. A motion was made by Devon Viehman and seconded by Jonathan Schechter to direct staff to place an ordinance updating the Council salaries on the agenda for the March 2, 2026 Town Council meeting for first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Town-Owned 155 West Simpson Avenue Building (Vertical Harvest location) - Request to Sublease. Lea Colasuonno made staff comment. Council held discussion with staff. Nona Yehia commented on behalf of Vertical Harvest. Scott Stein commented on behalf of Slow Foods. Carrie Stanley, Caroline

Kroft Este, Amanda McFarlen, Brent Tice, Ian McGregor, Johnny Fifies, Tim McLaurin, Orion Dellorado, Anna Olsen, and Jonah Sloven made public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to direct staff to 1) update the Commercial Lease and 2) draft a direct lease between the Town and Slow Food of the Tetons, all in accordance with the staff recommendations in the staff report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 8:20pm and reconvened at 8:26pm.

Resolution 26-02: FY26 Budget Amendment #2. Kelly Thompson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Kevin Regan and seconded by Alyson Spery to approve Resolution 26-02 adopting amendments to the Fiscal Year 2026 budget as presented. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Resolution 26-03: A Resolution Providing Approval for a Grant to Construct Deicing Pad and Containment Facility (Phase 5 – Paving and Install Drainage). Riley Hovorka made staff comment. Jim Elwood commented on behalf of Jackson Hole Airport. Council held discussion. There was no public comment. A motion was made by Jonathan Schechter and seconded by Devon Viehman to adopt Resolution 26-03, a resolution approving FAA Airport Improvement Grant Agreement Number 3-56-0014-089-2026 in the amount of \$3,678,235 for the Construct Deicing Pad and Containment Facility (Phase 5 – Paving and Install Drainage) project. 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 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. A motion was made by Alyson Spery and seconded by Jonathan Schechter to approve Ordinance A on third reading and designate it Ordinance 1451. 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. A motion was made by Alyson Spery and seconded by Jonathan Schechter to approve ordinances B and C on second 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 Alyson Sperry 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 second 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 & Meeting Check-In. Council discussed the meeting, length of discussion, and public comment for each item. Council discussed setting a Council salary pay philosophy. A motion was made by Alyson Sperry and seconded by Devon Viehman to direct the Town Manager or their designee to draft a brief Scoping Staff Report about Council salary to be added to an agenda within 60 days. 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 \$1M in congressionally directed spending received by the Town for project on Snow King Avenue, an anonymous gift of \$25K for the Aspen Hill Cemetery, and a Climate Smart Communities grant opportunity. A motion was made by Alyson Sperry and seconded by Kevin Regan 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 Alyson Sperry to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 8:44 p.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: February 25, 2026