Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

Monday, May 7, 2018
3:00 PM
Town Council Chambers
Chair: Mayor Pete Muldoon

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. ROLL CALL AND ANNOUNCEMENTS

II. PUBLIC COMMENT
This section of the agenda is reserved for public comments on items that are not on today’s agenda.

III. CONSENT CALENDAR
A. Minutes
   1. April 9, 2018 regular JIM
   2. April 11, 2018 special JIM
   3. April 24, 2018 special JIM
   4. April 25, 2018 special JIM
   5. April 26, 2018 special JIM
B. Ratify Resolution Authorizing the Jackson Hole Airport Board to Issue Revenue Bonds for Fuel Facility Project

IV. DISCUSSION/ACTION ITEMS
A. Annual Update to Affordable Housing and Employee Housing In-Lieu Fees (Stacy Stoker, 15 Minutes)
B. Parks and Rec Construction Project (Steve Ashworth, 45 Minutes)
C. Fire/EMS Construction Project (Brady Hansen, 45 Minutes)

V. MATTERS FROM COUNCIL, COMMISSIONERS AND STAFF

VI. SET AGENDA FOR NEXT JOINT INFORMATION MEETING
A. 6/4 Jackson Hole Travel & Tourism Board Budget (Roxanne Robinson, 20 Minutes)
B. 6/4 Energy Conservation Works Budget (Roxanne Robinson, 20 Minutes)
C. 6/4 Jackson Hole Airport Board Budget (Roxanne Robinson, 20 Minutes)
D. 6/4 Staff Recommendation on SPET Process (Roxanne Robinson, 30 Minutes)

VII. ADJOURN
County Commission Adjourns.
Town Council adjourns meeting to executive session to 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), and to consider the appointment of a professional person and to deliberate on the decision, and to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii).

Please note that at any point during the meeting, the Mayor and Chairman may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.
Reunión de información conjunta

REUNION DEL CONCILIO DEL PUEBLO Y DEL COMISIONADOS DEL CONDADO
Lunes, 7 de mayo del 2018
3:00 PM
Camaras del Ayuntamiento
Alcalde: Pete Muldoon

AVISO: EL VIDEO Y AUDIO DE ESTA REUNIÓN SE TRANSMITEN AL PÚBLICO A TRAVÉS DE DISPOSITIVOS DE INTERNET Y MÓVILES CON OPINIONES QUE COMPRENDE TODO LAS ÁREAS, PARTICIPANTES Y MIEMBROS DE LA AUDIENCIA

POR FAVOR, SILENZAR TODOS LOS DISPOSITIVOS ELECTRÓNICOS DURANTE LA REUNIÓN

I. LLAMADA DE ROLL Y ANUNCIOS

II. CALENDARIO DE CONSENTIMIENTO
   A. Minutos
      1. 9 de abril del 2018- JIM regular
      2. 11 de abril del 2018- JIM especial
      3. 24 de abril del 2018- JIM especial
      4. 25 de abril del 2018- JIM especial
      5. 26 de abril del 2018 – JIM especial
   B. Ratificar la resolución que autoriza a la tabla del aeropuerto de Jackson Hole a emitir bonos de ingresos para al proyecto de la instalación de combustible.

III. ARTÍCULOS DE DISCUSIÓN / ACCIÓN
   A. Actualización anual de las viviendas asequibles y las cuotas de alojamiento para empleados (Stacy Stoker, 15 minutos)
   B. Proyecto de Construction de parques y rec )Steve Ashworth, 45 minutos)
   C. Proyecto de construcción de Fire/EMS (Brady Hansen, 45 minutos)

IV. ASUNTOS DEL CONSEJO, DE LOS COMISIONADOS Y DEL PERSONAL

V. SET AGENDA FOR NEXT JOINT INFORMATION MEETING
   A. 6/4 Presupuesto de Viajes y Turismo de Jackson Hole (Roxanne Robinson, 20 Minutos)
   B. 6/4 Presupuesto de obras de conservación de energía (Roxanne Robinson, 20 Minutos)
   C. 6/4 Presupuesto de la Junta de aeropuerto Jackson Hole (Roxanne Robinson, 20 Minutos)
   D. 6/4 Recomendación de personal sobre el proceso SPET (Roxanne Robinson, 30 Minutos)

VI. APLAZAR
   Aplazar Comisionados del Condado
   Concilio de Pueblo aplazar la reunión a la sesión ejecutiva para considerar asuntos relacionados con el litigio en el que el órgano de gobierno es parte o el litigio propuesto en el que el órgano rector puede ser parte de conformidad con el Estatuto de Wyoming 16-4-405 (a) (iii), y considerar el nombramiento de una persona profesional y deliberar sobre la decisión, y discutir asuntos de personal de acuerdo con el Estatuto de Wyoming 16-4-405 (a) (ii).

Tenga en cuenta que en cualquier momento durante la reunión, el alcalde y el Presidente pueden cambiar el orden de los artículos incluidos en este programa. Para asegurar que usted está presente en el momento que se hable de su tema de interés, por favor únase a la reunión al principio para escuchar los cambios en la programación o agenda.
The Jackson Town Council met in conjunction the Teton County Commission in a regular joint information session in the Council Chambers of Town Hall located at 150 East Pearl at 3:00 P.M. Upon roll call the following were found to be present:

Mayor & Council: Mayor Pete Muldoon, Jim Stanford, Bob Lenz, and Don Frank. Hailey Morton Levinson was absent.
Chair & Commissioners: Chairman Mark Newcomb, Natalia Macker, Smokey Rhea, Paul Vogelheim, and Greg Epstein.

Public Comment. Public comment was given by Tim Young with Wyoming Pathways.

Consent Calendar. On behalf of the Town, a motion was made by Jim Stanford and seconded by Don Frank to approve item A as presented on the Consent Calendar. On behalf of the County, a motion was made by Paul Vogelheim and seconded by Greg Epstein to approve item A as presented on the Consent Calendar.

A. Meeting Minutes. To approve the March 5, 2018 regular joint meeting, March 12, 2018 joint retreat, and March 19 and 21, 2018 special joint meeting minutes as presented.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

Resolution Authorizing Jackson Hole Airport Board to Issue Revenue Bonds for a new Fuel Facility. Roxanne Robinson made staff comment. Mary Gibson Scott of the Airport Board made comment on the project being designed to meet present and future demand, the above ground tank system will be built to the latest earthquake resistant standards, a containment vessel will ensure that any leakage will be immediately detected and contained, it is anticipated that approximately $8.5 million in revenue bonds will be required to satisfy the funding requirement of the new fuel facility, and that remaining funds will come from Board reserves.

On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to approve the joint Resolution presented today authorizing the Jackson Hole Airport Board to issue up to $8.5 million in private activity revenue bonds for the design and construction of a new fuel facility at the Jackson Hole Airport. On behalf of the County, a motion was made by Natalia Macker and seconded by Greg Epstein to approve the joint Resolution presented today authorizing the Jackson Hole Airport Board to issue up to $8.5 million in private activity revenue bonds for the design and construction of a new fuel facility at the Jackson Hole Airport.

AUTHORIZING RESOLUTION: A Resolution approving the issuance by the Jackson Hole Airport Board of private activity revenue bonds in an amount not to exceed $8.5 million for design and construction of a new fuel facility at the Jackson Hole Airport.

WHEREAS, the Jackson Hole Airport Board (the "Airport Board") was created by Ordinance No. 109 of the Town of Jackson and Resolution of the Board of County Commissioners of Teton County, pursuant to Wyoming Statute §10-5-202, to own and operate the Jackson Hole Airport (the “Airport”);

WHEREAS, pursuant to Wyoming Statute §16-1-104(d), any airport board created pursuant to W.S. §10-5-202 is deemed a joint powers board;

WHEREAS, the current capacity of the fuel facilities at the Airport is not sufficient to meet the needs of airline and other aircraft during times of peak demand;

WHEREAS, the Airport Board proposes to construct, own and operate a new consolidated fuel facility at the Airport which will have sufficient capacity to meet peak demands, will be above-ground and built to high environmental standards, with double wall tanks housed in a concrete containment vessel (the “Project”); 

WHEREAS, the Project is estimated to cost approximately $10.4 million, the
Board proposes to issue private activity revenue bonds of not to exceed $8.5 million with matching and additional moneys for the Project, including for cost overruns coming from Airport Board funds;

WHEREAS, the Board of County Commissioners of Teton County, as a participating agency and a jurisdiction in which the Airport is located, desires to approve the issuance by the Airport Board of such bonds; and

WHEREAS, public notice of the meeting at which this Resolution is being considered and its subject matter has been duly given in accordance with law.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Teton and Town Council of the Town of Jackson, in regular session duly assembled, that the Jackson Hole Airport Board is authorized to issue private activity revenue bonds in an amount not to exceed $8.5 million to fund the design and construction of a new fuel facility at the Jackson Hole Airport.

The undersigned duly qualified and acting Teton County Clerk and Town Clerk certifies that the foregoing is a true and correct copy of a Resolution adopted by the Teton County Commissioners and Jackson Town Council on the 9th day of April 2018, the meeting was held accordingly to law; and said Resolution has been duly entered in the permanent records of Teton County and Town of Jackson.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.


Discussion on projects and priorities included the rezoning of the northern area of South Park and Hog Island, moving up the Town Natural Resources Regulations specifically the Flat Creek Corridor, Bear-Proof Trash Containers, County Natural Resources Regulations are currently in process, moving up the Transportation Demand Management as soon as a transportation coordinator is available-swapping this with the reorganization of the Transportation Advisory Committee as a regional transportation planning organization.

Public comment was given by Samuel Singer of Wyoming Star Gazing, and Leah Zamesnik of Jackson Hole Conservation Alliance.

On behalf of the Town, a motion was made by Jim Stanford and seconded by Pete Muldoon to approve the Fiscal Year 2019 Implementation Work Plan dated March 6, 2018, including changes in prioritization identified by Council - moving up the Town Natural Resources Regulations and moving up the Transportation Demand Management. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town.

On behalf of the County, a motion was made by Smokey Rhea and seconded by Natalia Macker to approve the Fiscal Year 2019 Implementation Work Plan dated March 6, 2018, including changes in prioritization identified by the Board - moving Hog Island up to follow the Growth Management Plan and moving up the Transportation Demand Management. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

WYDOT Urban Systems Committee. Sean O’Malley made staff comment that in order to participate in the Urban Systems program, each designated urban area must have an Urban Systems Advisory Committee, Committee Bylaws, and an Urban Systems Boundary Map. The Transportation Advisory Committee (TAC) met several times in the past six months with WYDOT to finalize the committee membership, prepare bylaws, and determine the Urban Systems boundary.

TAC recommended the following voting membership to include: WYDOT – District Engineering or a designee, Town Engineer or a designee, County Engineer or designee, Jackson/Teton County Planning Director or a designee, Jackson/Teton County Transportation Coordinator, START Bus Director, and Pathways Coordinator. The non-voting membership would include: WYDOT Planning Director, Grand Teton National Park designee, Bridger Teton National Forest designee, Federal Highways Administration designee, Jackson/Hole Airport designee, two citizen representatives appointed jointly by the Jackson Town Council and Teton County Board of
Commissioners, Teton Village Association designee, Teton County School District designee, WYDOT Traffic Program, Jackson Town Council member, Teton County Board of Commissioners member, and Town, County, and WYDOT staff members.

The purpose of the Urban Systems Boundary Map was to designate areas where Urban Systems funding may be used.

On behalf of the Town, a motion was made by Jim Stanford and seconded by Don Frank to approve the Jackson - Teton County Urban Systems Advisory Committee Bylaws and the Jackson - Teton County Urban Systems Boundary Map. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried on behalf of the Town.

On behalf of the County, a motion was made by Paul Vogelheim and seconded by Smokey Rhea to approve the Jackson - Teton County Urban Systems Advisory Committee Bylaws and the Jackson - Teton County Urban Systems Boundary Map. Chairman Newcomb called for the vote. The vote showed all in favor and the motion carried on behalf of the County.

Adjourn. On behalf of the County, a motion was made by Natalia Macker and seconded by Greg Epstein to adjourn. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to adjourn to executive session to discuss the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii) and to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(x). The vote showed all in favor and the motion carried. The meeting adjourned at 4:53 p.m.

TOWN OF JACKSON

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ATTEST: Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

minutes:spb
Published JH News & Guide: April 18, 2018
The Jackson Town Council met in conjunction with the Teton County Commission in a special joint information meeting located in the Town Hall Council Chambers located at 150 East Pearl at 6:08 P.M. Upon roll call the following were found to be present:

MAYOR & COUNCIL: Mayor Pete Muldoon, Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.

CHAIR & COMMISSIONERS: Chairman Mark Newcomb, Natalia Macker, Paul Vogelheim, Greg Epstein. Smokey Rhea was absent. Paul Vogelheim left at 7:50 p.m.


Public Comment. None.

Housing Department Rules and Regulations. April Norton facilitated this discussion on policy direction from the Council and Commission. Stacy Stoker stepped through a table of changes on four key issues of Livability Standards, Rentals in Ownership Units, Critical Service Providers, and a Weighted Drawing. Paul Vogelheim left the meeting at 7:50 p.m.

Ordinances. On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to read the ordinance by short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

ORDINANCE G

AN ORDINANCE ADDING A NEW TITLE 16 TO THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING WITH A NEW CHAPTER 16.10 ENACTING THE TOWN OF JACKSON HOUSING RULES AND REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

On behalf of the Town, a motion was made by Bob Lenz and seconded by Don Frank to approve Ordinance G on first reading with the changes reflected at today’s meeting. Mayor Muldoon called for a vote. The vote showed all in favor and the motion carried.

On behalf of the County, a motion was made by Natalia Macker and seconded by Greg Epstein to direct staff to revise the Jackson/Teton County Housing Rules and Regulations to include the changes discussed today and to begin the 45-day public comment period. The vote showed 3-0 in favor and the motion carried on behalf of the County Commission, with Rhea and Vogelheim absent.

Adjourn. On behalf of the County, a motion was made by Greg Epstein and seconded by Natalia Macker to adjourn the meeting. The vote showed all in favor and the motion carried on behalf of the County Commission. On behalf of the Town, a motion was made by Jim Stanford and seconded by Bob Lenz to adjourn the meeting. The vote showed all in favor and the motion carried on behalf of the Town Council. The meeting adjourned at 8:39 p.m.

TOWN OF JACKSON

ATTEST: Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: April 18, 2018
The Jackson Town Council met in conjunction with the Teton County Commission, Town Planning and Zoning Commission, and Teton County Planning Commission in a special joint information meeting located in the Teton County Chambers located at 200 S Willow at 5:33 P.M. Upon roll call the following were found to be present:

CHAIR & COMMISSIONERS: Chairman Mark Newcomb, Natalia Macker, Smokey Rhea, Paul Vogelheim, and Greg Epstein.

MAYOR & COUNCIL: Mayor Pete Muldoon, Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.

COUNTY PLANNING COMMISSION: Chair Karen Rockey, Glen Esnard, and Mike Hammer. Stefan Fodor and Nikki Gill.

TOWN PLANNING COMMISSION: David Vandenberg, Jaime Farmer, Anne Schuler, and Katie Wilson. Chairman Adam Janak was absent.

STAFF: Tyler Sinclair, Alex Norton, Larry Pardee, Erin Weisman, and Shelley Fairbanks

Housing Requirements in Land Development Regulations.

Town and County are updating how much deed-restricted housing a developer should be required to provide as part of a new development. Housing requirements on new development have been in place since 1995. 25% of all new residential units must be affordable, and new businesses must house about 33% of their seasonal employees. However, a lot has changed since 1995, like how the community is growing and what types of housing are needed. The purpose of this project is to ensure new development is providing housing that is in line with current trends and community goals.

1. Tyler Sinclair, Planning Director, went over the purpose of tonight’s meeting: 1) to identify potential modifications to the draft housing mitigation requirements, and 2) to add new modifications to the initial list provided. The intent is not to discuss the merits or substance of any proposed change – that will happen during upcoming public hearings. He discussed tonight’s agenda and what the next steps will be. He also gave some background on how we got here. Mr. Sinclair gave a refresher on supply and demand as it relates to housing.

Housing Mitigation Requirements Update: What is proposed? A developer must provide housing for the year-round employees who cannot afford housing that are generated by the development.

Alex Norton, Long Range Planner, talked of the three main policy questions and the basic answer is year-round employees cannot afford housing that are generated by the development.

1. Why Housing Mitigation Requirements? To be a community first, and a resort second. The goal is to house 65% of the workforce locally. There is also the ecological benefit of reducing our footprint in the EcoSystem. The trend shows a downward trend from 90% to under 60% since the late 1980s.

2. Why Update the Housing Mitigation Requirements? To address decreased housing affordability since 1995 and to get the housing supply at the same time as the housing demand. In 1994, the median house price was twice the median income making about 33% of the population not able to afford a home. Today, the median house price is four times the median income with about 73% of the population not able to afford a home. The mitigation requirements in 1995 relied on one fundamental projection: housing growth would keep up with job growth and all we needed to do is make sure enough of the housing was affordable. The reality is the job growth has annually outpaced the housing supply significantly.

Housing Mitigation Requirements Update Result: Multi-Unit Residential Development has gone down in cost, Single-Family Residential cost has stayed the same, and Commercial Lodging and Institutional has gone up in cost. The impact is by decreasing the cost of the type
of residential development that we want, we may actually get more of that multi-unit residential development in town in the mixed use areas where it’s allowed and proposed to be allowed.

**Housing Mitigation Requirements Applicability**

- **Applies to:**
  - New development
  - Change of use
  - Reestablishment of an abandoned, grandfathered use
  - Replacement of an existing residential use
  - Substantial amendment to an unbuilt approval

- **Exempt:**
  - Existing Development
  - Prior mitigated development
  - Deed restricted housing
  - Agriculture
  - Mobile home, dormitory, group home
  - 2,000 sf home in the County
  - Accessory uses (including ARU)
  - Development in the P/SP zone
  - Development in Alta

**Amount of Housing Mitigation Required**

- Provide housing for year-round employees, who cannot afford housing
  - How many employees per square foot?
    - Construction (how many employees does it take to build it?)
    - Place of work (how many employees work there post-construction?)
    - First responders (how many first responders does it take to protect it?)
  - What percentage of the employees are year-round?
  - How much do they make? (what percentage of them can afford market housing)
  - What percentage of them live with another employee

**Type of Housing Mitigation Required**

- Affordability allocation schedule
  - Less than 50% of median income
  - 50-80% of median income
  - 80-120% of median income
  - 12-200% of median income

- Size allocation schedule
  - 1 bedroom or studio
  - 2 bedrooms
  - 3 bedrooms

**Method for Providing Required Housing**

1. Construct the required housing on-site or off-site
2. Convey land to the Housing Authority
3. Utilize a banked affordable workforce housing unit
4. Restrict an existing unit
5. Pay an in-lieu fee

Mr. Sinclair spoke of proposed modification to Draft Housing Mitigation Requirements.

- The purpose is to create a list of potential changes to the draft housing mitigation requirements;
- Initial list attached to staff report is composed of modifications from public comment from the April 12 Open House and from staff’s own list;
- Staff will review all modifications, group similar comments into common topics, and then provide analysis and recommendations for review by the PC and Council.

The Joint Board and both Planning Commissions proceeded to engage in a meeting exercise, “Post-It Notes.” The purpose of the exercise is to review and add a NEW modification if the issue is not addressed. The public will refrain from interacting with the Board/Council/PCs during the exercise. Staff will then read aloud the modifications for confirmation and/or clarity.

Additional modifications include:

- General Housing Mitigation LDRs
  - Affordable housing needs to recognize rentals not just ownership
• Could employee generation by virtual businesses be addressed with business licenses?
• Be prudent if mitigation is too expensive we will not gain real housing on the ground
• New development should not be responsible for catch-up or retirement
• Create a list of inclusionary zoning offsets and reference where they exist in the current LDRs
• Penalize business that requires physical space as many new businesses are moving away from the need – how do we capture
• Developer definition – a person or thing that develops something
• Understand all measurable job growth, distribute mitigation equitably, need for more data on the job growth distribution
• Incentivize density over sprawl
• All new development should be required to include a travel demand management
• How do we mitigate for non-physical development jobs?
• Consider dollar impact on county for housing department staffing and other budget items. Who will pay for the increases?
• Not only should development mitigate for housing, it should also mitigate for transportation
• Consider alternative modes of transportation along with public transit
• How to enforce or follow-up on properties use as local vs. non-local particularly condo development and sales
• Item 8 on page 6 seems to conflict with the chart on page 5

Applicability/Exemptions Modifications
• How can we exempt workforce apartments from mitigation and be assured properties will always remain apartments?
• Eliminate exemption for 2,000sf single-family unit
• Eliminate mitigation for less than 1,500sf
• If physical space must carry mitigation burden, then all development should be without exceptions
• Exempt incidental outdoor seating
• Need a conversation about including basements in the calculations
• Clarify why public/semi-public is exempt
• Is TCSD exempt?
• Less than 2,000sf local exemption should be reduced to 1,500sf
• Remove public/semi-public exemption
• When did we exempt Alta? Should we exempt Alta?
• Tourist service companies generate more employees than square foot measurement captures

Type of Housing Required
• Categories are necessary if the housing addresses the need of all the workforce
• What do they mean when they complain about the Housing Department changing the rules?

Method for Providing Required Housing
• Priority list is okay
• Deed restriction on ARU’s is good
• Concern the ARU restrictions will discourage people from building
• What about units such as Sagebrush Flats or Apartments, do Housing Authority rules apply?
• Housing supply can be new or rental or the equivalent or land
• Incentives for small houses
• Platting single family lots use the maximum but all for rebates similar to energy mitigation program if total square footage per house comes in at least 20% lower than maximum
• Mitigation at sale of lots or home product for new subdivision
• Can smaller developments submit streamlined mitigation agreement?
• Discuss the 15-year old rule for using existing housing stock
• Fee-in-Lieu is only good as a last resort
• The clawback makes sense
• If fees are paid up front, construct the clawback for homes actually built
• Change timing of collection of mitigation from upfront to when housing is built
Amount of Housing Required

- If burdening physical development subtract other job creator to rationally distribute contributions, clarify when, why independent calculations can, should be used
- Consider using average for housing needed across employee generation
- Worth discussing but I see downsides
- How do you mitigate new construction when the use is unknown
- Local occupancy makes sense
- Alternate variables should be used for a and b, not c (relates to independent calculation)
- Clarify 6.3.3.A.8 with examples
- 70% mitigation escalates to 100% after new Nexus report is provided
- 6.3.3.B.3.B for large developments could this result in density calculations that could cause debate or confusion

Public comment was given by Mark Barron and Michael Kudar.

The Board/Council/PCs had the opportunity to add modifications after listening to public comment and ask staff any additional questions.

No action was taken.

**Adjourn.** On behalf of the County Commission, a motion was made by Commissioner Vogelheim and seconded by Commissioner Rhea to adjourn the meeting. The vote showed all in favor and the motion carried on behalf of the County Commission.

On behalf of the Town Council, a motion was made by Councilman Frank and seconded by Councilman Stanford to adjourn the meeting. The vote showed all in favor and the motion carried on behalf of the Town Council.

The meeting adjourned at 7:20 p.m.

TETON COUNTY

__________________________________________
Mark Newcomb, Chair

ATTEST:

__________________________________________
Sherry L. Daigle, Teton County Clerk

minutes:sdf
The Teton County Commissioners met in conjunction with Jackson Town Council in a special session in the County Commissioners Chambers at 200 South Willow Street at 9:01am. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Pete Muldoon, Bob Lenz, Don Frank, Jim Stanford (arrived at 9:06am). Hailey Morton-Levinson was absent.

COUNTY COMMISSION: Mark Newcomb Chair, Natalia Macker Vice-Chair, Greg Epstein, Paul Vogelheim and Smokey Rhea.

BUDGET COMMITTEE: Sherry Daigle, Kelly Thompson, Alyssa Watkins, and Bob McLaurin.

The Joint Board heard Fiscal Year 2018-2019 budget request presentations from the following agencies:

- Children's Learning Center - Patti Boyd, Jim Lewis and Miriam Morillon
- Jackson Hole Community Counseling Center - Deidre Ashley, Anne Schuler, Elizabeth Ewing, and Keith Miller
- Community Safety Network – Andy Cavallaro
- Teton Youth and Family Services - Bruce Burkland and Sarah Cavallaro
- Curran Seeley Foundation - Trudy Birkemeyer Funk and Tricia Clarke

The meeting was recessed at 10:11am and reconvened at 10:32am.

- Community Entry Services – Carolyn Worth
- Senior Center of Jackson Hole - Becky Zaist, Bob Shervin, and Ron Stevens
- Teton Literacy Center - Laura Soltau and Kristin Livingstone
- CLIMB Wyoming – Lauren Conrad and Bonnie Self

The meeting was recessed at 11:21am and reconvened at 11:27am.

- One22 – Sharel Love and Carey Stanley
- Hole Food Rescue – Jeske Grave and Cynthia Hogan

The meeting recessed for lunch at 12:02pm and reconvened at 1:16pm.

TOWN COUNCIL: Mayor Pete Muldoon, Jim Stanford (arrived at 1:28pm), Bob Lenz (arrived at 1:17pm), and Don Frank. Hailey Morton-Levinson was absent.

COUNTY COMMISSION: Mark Newcomb Chair, Natalia Macker Vice-Chair (arrived at 1:27pm), Greg Epstein, Paul Vogelheim (arrived at 1:17pm) and Smokey Rhea.

BUDGET COMMITTEE: Sherry Daigle, Kelly Thompson, Alyssa Watkins, Bob McLaurin, and Roxanne Robinson

The Joint Board heard Fiscal Year 2018-2019 budget request presentations from the following agencies:

- Rotary Club of Jackson Hole Fireworks – Lee Burbank
- Jackson Hole Air Improvement – Ed Liebzeit and Pete Lawton
- Charture Institute - Jonathan Schechter
- Jackson Hole Community Housing Trust - Anne Creswell and Carrie Kruse

Commissioner Smokey Rhea left the meeting at 2:11pm.

Energy Conservation Works - Phil Cameron

The meeting was recessed at 2:31pm and reconvened at 2:46pm.

- Yellowstone -Teton Clean Cities – Andy Irvine
- Global Ties Wyoming – Diana Waycott and Rebecca Bextel
- Jackson Hole Historical Society & Museum – Morgan Jaouen and Bill Best
- Jackson Hole Public Art - Carrie Geraci
- Center of Wonder – Lyndsay McCandless
- Community Resource Center of Teton Valley – Megan O'Brien

For the Housing Department – April Norton

No action was taken.

Adjourn.

On behalf of the County, a motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to adjourn the meeting. Chair Newcomb called for a vote. The vote showed 4-0 and the motion passed.

On behalf of the Town, a motion was made by Councilman Frank and seconded by Councilman Stanford to adjourn the meeting. Mayor Muldoon called for a vote. The vote showed 4-0 and them motion passed.

The meeting adjourned at 4:23pm.

Respectfully submitted: sdf
The Jackson Town Council met in conjunction with Teton County Commissioners in special session in the County Commissioners Chambers at 200 South Willow Street at 9:04 a.m. Upon roll call the following were found to be present:

COUNTY COMMISSION: Mark Newcomb Chair, Natalia Macker Vice-Chair, Greg Epstein, Paul Vogelheim and Smokey Rhea.

TOWN COUNCIL: Mayor Pete Muldoon, Vice-Mayor Jim Stanford (arrived at 9:06am), Bob Lenz, and Don Frank. Hailey Morton-Levinson was absent.

BUDGET COMMITTEE: Sherry Daigle, Kelly Thompson, Alyssa Watkins, Bob McLaurin, and Roxanne Robinson

The purpose of this meeting was to review budget submissions from joint departments. The following were present and made budget request presentations for their respective department:

For Teton County Court Supervised Drug Treatment Court (Drug Court) – Anpeytu Raben

For Jackson Hole Fire/EMS – Chief Brady Hansen, Battalion Chiefs Matt Redwine and Mike Moyer

The meeting was recessed at 10:33am and reconvened at 10:55am.

For Victim Services – Natalie Espinoza, Angela Gemmel, and Kelly Thompson

For the Animal Shelter –Janelle Holden and Kelly Thompson

The meeting recessed at 11:15am for lunch and reconvened at 1:30pm.

COUNTY COMMISSION: Mark Newcomb Chair, Natalia Macker Vice-Chair, Greg Epstein, Paul Vogelheim and Smokey Rhea.

TOWN COUNCIL: Mayor Pete Muldoon, Vice-Mayor Jim Stanford (arrived at 1:36pm), Bob Lenz, and Don Frank (arrived at 1:31pm). Hailey Morton-Levinson was absent.

BUDGET COMMITTEE: Sherry Daigle, Kelly Thompson, Alyssa Watkins, Bob McLaurin, and Roxanne Robinson

Budget discussions were continued:

For Jackson Hole Community Pathways – Brian Schilling

For Teton County / Jackson Parks & Recreation – Steve Ashworth

The meeting was recessed at 3:04pm and reconvened at 3:15pm.

For START Bus – Darren Brugmann

Adjourn.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to adjourn the meeting. Chair Newcomb called for a vote. The vote showed all in favor and the motion passed.

On behalf of the Town, a motion was made by Councilman Lenz and seconded by Councilman Frank to adjourn the meeting. Mayor Muldoon called for a vote. The vote showed 4-0 and them motion passed.

The meeting adjourned at 4:05pm.

Respectfully submitted: sdf

TETON COUNTY BOARD OF COMMISSIONERS

Mark Newcomb, Chair

ATTEST:

Sherry L. Daigle, County Clerk
STATEMENT/PURPOSE

County Resolution #18-007 and Town Resolution #18-07 were adopted on April 9, 2018, approving issuance by the Jackson Hole Airport Board (the “Board”) of Private Activity Revenue Bonds for the design and construction of a new fuel facility on the Jackson Hole Airport. Notice that these Resolutions would be considered at the April 9th meeting was not timely published and those Resolutions were therefore not effective for their intended purpose. Timely notice of this meeting has been published and the Board therefore requests ratification of the previously adopted Resolutions.

BACKGROUND/ALTERNATIVES

The Board intends to construct a new state-of-the-art aircraft fuel storage facility at the Jackson Hole Airport. The Project will provide security of fuel supply for airline and general aviation aircraft. Upon completion of the new fuel facility, aircraft operators can be confident there will be a fuel supply sufficient to meet their schedules and commitments.

There are currently two fuel facilities at the Airport, each with underground storage tanks ("UST"). Together they have approximately 76,000 gallons of capacity for Jet-A fuel, 12,000 gallons for AvGas, 10,000 gallons for auto gasoline, and 6,000 gallons for diesel.

The existing fuel facilities are antiquated. Because of the Airport’s remote location and seasonal peaks in fuel demand, the existing facilities are also becoming too small to meet the demand for Jet-A fuel with an adequate margin of safety. Even a short disruption in fuel delivery could result in inadequate fuel to meet airline schedules.

To address this problem the Board proposes to construct a new state-of-the-art fuel facility, large enough to meet present and future demand and to protect against possible fuel delivery disruptions. The Board has retained an experienced fuel facility designer, Currier & Company, to size and plan the new fuel facility based on operational needs and space limitations. The new facility is planned to provide at least three days of net Jet-A fuel storage (projected 2019 demand), which will require five 30,000-gallon tanks. The facility
will include capacity to expand Jet-A storage in the future and it will accommodate new avgas storage, new auto gasoline storage, new diesel fuel storage and a new deicing system. This common-use facility is conceived to allow for other planned airport development, and in consideration of the fact that the existing fuel farms must remain active during construction.

The new state-of-the-art fuel facility is expected to provide environmental benefits. Though the existing fuel facilities are safe and are monitored, damage to or leakage from any underground tanks may not be immediately detectable. The new above ground tank system will be built to the latest earthquake resistant standards. A containment vessel will ensure that leakage from any cause will be immediately detected and contained.

The total project cost is estimated at $10,450,000. The Board anticipates that issuance of revenue bonds in the principal amount of up to approximately $8.5 million will be required to satisfy the funding requirement of the new fuel facility. The remaining funds will come from Board reserves. The repayment of the bonds would be from a fund composed of fuel facility and perhaps certain other Airport revenues.

LEGAL ANALYSIS

Under Wyoming Statute §10-5-101, et seq. and Town of Jackson Ordinances 109, the Board is authorized to construct and expand Airport facilities, such as a new fuel facility.

Use of Revenue Bonds as the Appropriate Financing Mechanism

Pursuant to Wyo. Stat. §10-5-202 the Board may issue revenue bonds, which it has done several times over the years to fund capital projects. Unlike General Obligation (GO) Bonds, revenue bonds are not repaid from revenue derived from taxes on taxpayers, and therefore are not required to go to a vote of the people. Rather, the bond debt is serviced from revenue generated from airport operations – in this case operations of the new fuel facility, and perhaps certain other Airport revenues. Thus, the Revenue Bonds will be issued directly by the Jackson Hole Airport Board, do not go to a vote of the people, and do not obligate the Town or County. The use of Revenue Bonds is legally permissible and is an appropriate financing mechanism for this type of purchase.

A Petition is currently pending in the Teton County District Court challenging the Board’s authority to issue revenue bonds for the acquisition of property other than land and facilities. That Petition does not challenge the Board’s authority to issue revenue bonds to construct the new fuel facility, and no ruling in that case will have any effect on these proposed bonds.

Requirement for Town and County Approval Prior to Issuance.

A “private activity bond” is a municipal security of which the proceeds are used by one or more private entities. A municipal security is a “private activity bond” if more than 10 percent of the proceeds of the issue are used for any private business use (the “private business use test”) and the payment of the principal or interest on more than 10 percent of the proceeds of such issue is secured by or payable from property used for a private business use (the “private security or payment test”). The new Airport fuel facility bonds will be private activity bonds, because of a “private use” of the fuel facility – that being storage of fuel allocated by the fuel distributor for airline and fleet use, along with the storage of Airport Board fuel for sale to the general public.

Under Section 147 (f)(2) of the Internal Revenue Code, a “private activity bond” must be approved by the governmental unit which issues the bond (in this case the Airport Board), and each governmental unit
having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of such issue, is located (in this case the Town and County). The bond issue shall be treated as having been approved by any governmental unit if such issue is approved by the applicable elected representative of such governmental unit after a public hearing following reasonable public notice. 26 U.S.C. §147(f)(2).

FISCAL IMPACT

There will be no fiscal impact on the Town or County. The construction of the new fuel facility is already contemplated by the approved 2018-2019 budget of the Jackson Hole Airport Board, and therefore no budget amendment is required.

STAFF IMPACT

Increase of approximately 2 employees employed by the Jackson Hole Airport Board.

RECOMMENDATION

Approve

ATTACHMENTS

Resolutions to be ratified.

LEGAL REVIEW

Gingery/Cohen-Davis

SUGGESTED MOTION

Board of Teton County Commissioners

I move to ratify Teton County Resolution #18-007 approving the issuance by the Jackson Hole Airport Board of up to $8.5 million in private activity revenue bonds for the design and construction of a new fuel facility at the Jackson Hole Airport.

Town Council

I move to ratify the Town’s Resolution #18-07 approving the issuance by the Jackson Hole Airport Board of up to $8.5 million in private activity revenue bonds for the design and construction of a new fuel facility at the Jackson Hole Airport.
STATEMENT/PURPOSE

Award of Bid, Temporary Fire Station & Fire Station #1

BACKGROUND/ALTERNATIVES
Jackson Hole Fire/EMS has been pursuing a remodel of Station 1 since 2012. This remodel requires an interim facility to support the department during construction. Jackson Fire/EMS combined the bid packages for Station 1 and Temporary Fire station to ensure the full project scope and budget were known and to assist the elected officials and to facilitate decision making. Using a formal bid process two bids were received. Several additional fixed costs are also to be considered for this project. Jackson Hole Fire/EMS intends to hire an Owners Representative to oversee the construction process and provide weekly reports based on percentage of completion, pay applications and OSHA compliance throughout both building projects. The anticipated start date for the owners Rep is June 1st.

Pursuant to the 2014 Fire and Emergency Medical Services Joint Power Agreement, Teton County and the Town of Jackson shall be involved in any and all decisions, and approval shall be necessary from both parties concerning capital expenditures, and land acquisitions. Both the Town of Jackson and Teton County will need to agree to move forward with the process, specifically to move forward with the county awarding the bid, however, the according to the 2014 Fire and Emergency Medical Services Joint Power Agreement, the contract with the successful bidder will be with Teton County, and Teton County shall manage the construction and contract.

FISCAL IMPACT

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPET Funding (2014 and 2016)</td>
<td>$9,300,000.00</td>
</tr>
<tr>
<td>Land Aquistion</td>
<td>$1,297,968.05</td>
</tr>
<tr>
<td>SPET Architecture &amp; Engineering Expenditures to Date</td>
<td>$251,653.12</td>
</tr>
<tr>
<td>Total Remaining SPET Funding</td>
<td>$7,750,378.83</td>
</tr>
</tbody>
</table>
Bid Results and Expenditures:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Station 1</th>
<th>Pavilion</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>GE Johnson Qualified</td>
<td>$8,559,210.00</td>
<td>$1,886,924.00</td>
<td>$10,446,134.00</td>
</tr>
<tr>
<td>Y2 Construction Lowest Qualified</td>
<td>$5,443,900.00</td>
<td>$1,099,800.00</td>
<td>$6,543,700.00</td>
</tr>
</tbody>
</table>

Fixed Owner Expenses not included in the bids above:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners Representative</td>
<td>$100,000</td>
</tr>
<tr>
<td>Commissioning Agent</td>
<td>$50,000</td>
</tr>
<tr>
<td>Lower Valley Energy</td>
<td>$100,000</td>
</tr>
<tr>
<td>Contingency 5%</td>
<td>$327,000</td>
</tr>
<tr>
<td>FF &amp; E</td>
<td>$100,000</td>
</tr>
<tr>
<td>Alert Systems</td>
<td>$75,000</td>
</tr>
<tr>
<td>Exhaust Capture</td>
<td>$100,000</td>
</tr>
<tr>
<td>Sub Total</td>
<td>$852,000</td>
</tr>
<tr>
<td>Contribution from Teton County Fair</td>
<td>-$370,000</td>
</tr>
<tr>
<td>Net Additional Fixed Costs</td>
<td>$482,000</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>$7,025,700</td>
</tr>
</tbody>
</table>

STAFF IMPACT

Staff has reviewed and consulted with the contractor on scope & scale of project, and recommends the award to Wapiti Construction.

FISCAL IMPACT

The total project cost including the fixed owner costs is $7,025,700. SPET funding is sufficient to cover this expenditure.

RECOMMENDATION

Jackson Hole Fire/EMS staff recommends awarding the construction bid for the Pavilion Temporary Fire Station and JH Fire/EMS Station 1 to Wapiti Corporation.

ATTACHMENTS
None

LEGAL REVIEW
Gingery
SUGGESTED MOTIONS

Board of Teton County Commissioners

I move to award the construction of Fire Station #1 and the remodel of the Fair Pavilion for a temporary fire station to Wapiti Corporation and hereby direct county staff to bring forward a contract as soon as possible to the Teton County Board of County Commissioners for approval.

Town of Jackson Council Members

I move that the Jackson Town Council concurs with the Teton County Board of Commissioners in awarding the bid for the construction of Fire Station #1 and the the remodel of the Fair Pavillion for a temporary fire station to Wapiti Construction, and understand that Teton County will enter into a contract in the near future with Wapiti Construction and that Teton County will manage the construction contract.
STATEMENT/PURPOSE
Annual update of the Affordable Housing In-Lieu Fee as required by the Teton County Land Development Regulations (LDRs) Correction.

BACKGROUND/ALTERNATIVES
Sections 6.3.D.6 and 7.4.F.3 of the LDRs require the Affordable and Employee Housing In-Lieu Fee amounts to be updated annually for the County and bi-annually for the Town (although the Town can choose to update annually). The fees were updated in 2017 by both the Town and County. The LDRs also determine the equation and data sources to be used for calculating the fees.

Housing Department staff has followed the LDRs to calculate the following in-lieu fee updates (see attached calculation worksheets).

The Affordable Housing In-Lieu Fee has decreased since last year. This is due to the decrease in the average Town of Jackson condo sales prices and an increase in median family incomes. The fees represent the subsidy for Affordable homes which is an ownership product.

Affordable Housing In-Lieu Fee:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1</td>
<td>$180,363</td>
<td>$196,421</td>
<td>$172,505</td>
</tr>
<tr>
<td>Category 2</td>
<td>$148,702</td>
<td>$162,671</td>
<td>$136,133</td>
</tr>
<tr>
<td>Category 3</td>
<td>$117,030</td>
<td>$128,938</td>
<td>$ 99,766</td>
</tr>
</tbody>
</table>

The Employee Housing In-Lieu Fee has gone up slightly for 2018. This is due to the costs of construction going up. The fees represent the subsidy that goes into building a rental Employee Housing unit based on each person that is required to be housed.

Employee Housing In-Lieu Fee for County:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,880.77</td>
<td>$51,743.22</td>
<td>$52,641.11</td>
</tr>
</tbody>
</table>

Employee Housing In-Lieu Fee for Town:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$145.37</td>
<td>$147.84</td>
<td>$150.40</td>
</tr>
</tbody>
</table>
ATTACHMENTS

- Employee Housing Calculation Worksheet 2018
- Affordable Housing Calculation Worksheet 2018
- Affordable and Employee Housing calculation explanation
- Resolution updating Employee Housing in lieu fees – Town
- Resolution updating Affordable Housing in lieu fees - Town
- Resolution updating Employee and Affordable in-lieu fees - County

FISCAL IMPACT
The change in the in-lieu fees affects the amount of fees collected. These fees are used by the Housing Department to collaborate with various partners to develop Affordable and Employee Housing. The annual change is designed to track with changes in the real estate environment to more accurately reflect the subsidy required to develop Affordable and Employee Housing.

STAFF IMPACT
N/A

STAKEHOLDER ANALYSIS
Stakeholders include the entire community who benefits from more housing for the workforce, and the developers are also affected because they are paying the fee in lieu.

LEGAL REVIEW
K. Gingery and A. Cohen Davis

RECOMMENDATION
Housing Department staff recommends that the in-lieu fees for Affordable and Employee Housing be approved as calculated.

SUGGESTED MOTION
I move to approve the updated Affordable and Employee Housing In-Lieu Fees for 2018 as calculated and submitted by the Jackson/Teton County Housing Department and request that the Housing Department publish the updated fees.

Synopsis for PowerPoint (120 words max):

Purpose:

Background:

Fiscal Impact:
Employee Housing Annual Fee-In-Lieu Update Worksheet

**Step 1:** Enter the average square foot construction cost for residential multiple family construction types IIIA, IIIB, VA and VB as published by the ICC for the previous half year. To find it, google "ICC Building Valuation Data" and look at the R-2 line in the chart.

<table>
<thead>
<tr>
<th>Construction Type</th>
<th>Average Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>IIIA</td>
<td>129.52</td>
</tr>
<tr>
<td>IIIB</td>
<td>125.22</td>
</tr>
<tr>
<td>VA</td>
<td>113.02</td>
</tr>
<tr>
<td>VB</td>
<td>108.61</td>
</tr>
<tr>
<td>Average</td>
<td>119.0925</td>
</tr>
</tbody>
</table>

Multiply by 1010.952 to adjust for Teton County costs.

Teton County Cost = $120,396.8011

**Step 2:** Enter the average homesite sale for the previous year as published in the "The Hole Report" by Jackson Hole Real Estate and Appraisal, of an approved equal market summary. Get figure from David Viehman 690-4004.

Average Homesite Sale = $1,344,414

Divide by 60 to adjust for units per acre and employees per household.

Average Homesite Sale = 22,406.9

**Step 3:** Enter the average Teton County wages of a person in the Construction, Manufacturing, Other Services, Retail Trade, Transportation and Warehousing, Educational Services, Arts, Entertainment, and Recreation, Accommodation and Food Services sectors, based on the most recent four quarters of data available from the US Bureau of Labor Statistics Quarterly Census of Wages and Employment. To find it, go to http://www.bls.gov/data/, scroll down to the Quarterly State and County Employment and Wages (QCEW), and hit the "multi-screen data search." Use the following Industry codes to look up those sectors: 1012, 1013, 1027, 44-45, 48-49, 61, 71, 72. (You can select all of them by clicking on the "control" key on the keyboard.) On the next screen, select Teton County. On the next screen, select Private. On the next screen, select average weekly wage. On the next screen, select all. Then hit "retrieve data." Enter the four most recent quarters of data below. Use preliminary data if that's the most current.

<table>
<thead>
<tr>
<th>Industry Sectors</th>
<th>Industry Code</th>
<th>Owner</th>
<th>Avg Weekly Wage Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>x S2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>1012</td>
<td>Private</td>
<td>995</td>
<td>969</td>
<td>993</td>
<td>993</td>
<td>51350</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1013</td>
<td>Private</td>
<td>694</td>
<td>743</td>
<td>751</td>
<td>751</td>
<td>38207</td>
</tr>
<tr>
<td>Other Services</td>
<td>1027</td>
<td>Private</td>
<td>804</td>
<td>862</td>
<td>789</td>
<td>789</td>
<td>42172</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>44-45</td>
<td>Private</td>
<td>643</td>
<td>643</td>
<td>643</td>
<td>643</td>
<td>33436</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>48-49</td>
<td>Private</td>
<td>703</td>
<td>703</td>
<td>703</td>
<td>703</td>
<td>36556</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>48-49</td>
<td>Federal Government</td>
<td>1119</td>
<td>1119</td>
<td>1119</td>
<td>1119</td>
<td>58188</td>
</tr>
<tr>
<td>Educational Services</td>
<td>61</td>
<td>Private</td>
<td>687</td>
<td>687</td>
<td>687</td>
<td>687</td>
<td>35724</td>
</tr>
<tr>
<td>Arts, Entertainment, and Recreation</td>
<td>71</td>
<td>Private</td>
<td>641</td>
<td>641</td>
<td>641</td>
<td>641</td>
<td>33332</td>
</tr>
<tr>
<td>Arts, Entertainment, and Recreation</td>
<td>71</td>
<td>Federal Government</td>
<td>1090</td>
<td>1090</td>
<td>1090</td>
<td>1090</td>
<td>56680</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>72</td>
<td>Private</td>
<td>553</td>
<td>553</td>
<td>553</td>
<td>553</td>
<td>28756</td>
</tr>
</tbody>
</table>

Average Weekly Wage = 41,440.1

Multiply by 2.4182 to account for present value.

Present Value = $100,210 $90,162.6

**2017 County Fee-In-Lieu = $52,641.11**

**2017 Town Fee-In-Lieu = $150.40 Per square foot**
Affordable Housing Fee In Lieu Annual Update Worksheet

Step 1: Change all red numbers to reflect previous calendar year and previous calendar year data

Step 2: Iteratively change all blue numbers so that they equal their definition in parentheses adjacent to the number

### Payment in Lieu Schedule, 2017 Base Year

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>ToJ Average</th>
<th>Maximum Affordability Sales Price</th>
<th>Affordability Gap (Fee)</th>
<th>Persons per Unit</th>
<th>Mitigation Per Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom Cat 1</td>
<td>$309,208</td>
<td>$150,100</td>
<td>$159,108</td>
<td>1.0</td>
<td>$159,108</td>
</tr>
<tr>
<td>One Bedroom Cat 2</td>
<td>$309,208</td>
<td>$204,700</td>
<td>$104,508</td>
<td>1.0</td>
<td>$104,508</td>
</tr>
<tr>
<td>One Bedroom Cat 3</td>
<td>$309,208</td>
<td>$259,200</td>
<td>$50,008</td>
<td>1.0</td>
<td>$50,008</td>
</tr>
<tr>
<td>Two Bedroom Cat 1</td>
<td>$489,840</td>
<td>$175,000</td>
<td>$314,840</td>
<td>2.0</td>
<td>$157,420</td>
</tr>
<tr>
<td>Two Bedroom Cat 2</td>
<td>$489,840</td>
<td>$237,300</td>
<td>$252,540</td>
<td>2.0</td>
<td>$126,270</td>
</tr>
<tr>
<td>Two Bedroom Cat 3</td>
<td>$489,840</td>
<td>$299,700</td>
<td>$190,140</td>
<td>2.0</td>
<td>$95,070</td>
</tr>
<tr>
<td>Three Bedroom Cat 1</td>
<td>$804,359</td>
<td>$201,400</td>
<td>$602,959</td>
<td>3.0</td>
<td>$200,986</td>
</tr>
<tr>
<td>Three Bedroom Cat 2</td>
<td>$804,359</td>
<td>$271,500</td>
<td>$532,859</td>
<td>3.0</td>
<td>$177,620</td>
</tr>
<tr>
<td>Three Bedroom Cat 3</td>
<td>$804,359</td>
<td>$341,700</td>
<td>$462,659</td>
<td>3.0</td>
<td>$154,220</td>
</tr>
</tbody>
</table>

### HUD Income Limits

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Cat 1</th>
<th>Cat 2</th>
<th>Cat 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60-80% AMI</td>
<td>80-100% AMI</td>
<td>100-120% AMI</td>
</tr>
<tr>
<td>One Person</td>
<td>$55,160</td>
<td>$68,950</td>
<td>$82,740</td>
</tr>
<tr>
<td>Two Persons</td>
<td>$63,040</td>
<td>$78,800</td>
<td>$94,560</td>
</tr>
<tr>
<td>Three Persons</td>
<td>$70,920</td>
<td>$88,650</td>
<td>$106,380</td>
</tr>
</tbody>
</table>

### Monthly Housing Payment

<table>
<thead>
<tr>
<th>Household Size</th>
<th>% of Income</th>
<th>Cat 1</th>
<th>Cat 2</th>
<th>Cat 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60-80% AMI</td>
<td>80-100% AMI</td>
<td>100-120% AMI</td>
<td></td>
</tr>
<tr>
<td>One Person</td>
<td>30%</td>
<td>$949</td>
<td>$1,299</td>
<td>$1,639</td>
</tr>
<tr>
<td>Two Persons</td>
<td>30%</td>
<td>$1,106</td>
<td>$1,500</td>
<td>$1,894</td>
</tr>
<tr>
<td>Three Persons</td>
<td>30%</td>
<td>$1,273</td>
<td>$1,716</td>
<td>$2,160</td>
</tr>
</tbody>
</table>

### Maximum Sales Prices

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Cat 1</th>
<th>Cat 2</th>
<th>Cat 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60-80% AMI</td>
<td>80-100% AMI</td>
<td>100-120% AMI</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$150,100</td>
<td>$204,700</td>
<td>$259,200</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$175,000</td>
<td>$237,300</td>
<td>$299,700</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>$201,400</td>
<td>$271,500</td>
<td>$341,700</td>
</tr>
</tbody>
</table>

### Inputs

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Cat 1</th>
<th>Cat 2</th>
<th>Cat 3</th>
<th>Avg</th>
<th>PMI/Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOA Dues/Month</td>
<td>$150</td>
<td></td>
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</tbody>
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### PMI

<table>
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<tr>
<th>PMI Factor</th>
<th>0.90%</th>
<th>Cat 1</th>
<th>Cat 2</th>
<th>Cat 3</th>
<th>Avg</th>
<th>PMI/Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$107</td>
<td>$146</td>
<td>$185</td>
<td>$150</td>
<td>150</td>
<td>$149</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$125</td>
<td>$169</td>
<td>$214</td>
<td>$170</td>
<td>170</td>
<td>$180</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>$143</td>
<td>$193</td>
<td>$243</td>
<td>$190</td>
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<td>$210</td>
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</table>

### Assessed Value

<table>
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<tr>
<th>9.5%</th>
<th>Cat 1</th>
<th>Cat 2</th>
<th>Cat 3</th>
<th>Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$14,260</td>
<td>$19,447</td>
<td>$24,624</td>
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<tr>
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<td>$19,133</td>
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### Taxes

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<tr>
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<td>One Bedroom</td>
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<td>Two Bedroom</td>
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<td>$1,353</td>
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<tr>
<td>Three Bedroom</td>
<td>$1,148</td>
<td>$1,548</td>
<td>$1,848</td>
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### Overall Average

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<th></th>
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<th></th>
<th></th>
<th>Avg</th>
</tr>
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<td>One Bedroom</td>
<td>$856</td>
<td>$1,167</td>
<td>$1,477</td>
<td>$115</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$966</td>
<td>$1,353</td>
<td>$1,708</td>
<td>$134</td>
</tr>
<tr>
<td>Three Bedroom</td>
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<td>$153</td>
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<tr>
<td>Overall Average</td>
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<td></td>
<td></td>
<td>$140</td>
</tr>
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</table>

(Iteratively adjust to be overall average rounded to nearest $10)
Affordable Housing Fee in Lieu Calculation

1. The Town of Jackson Condo sale prices for one, two, and three bedroom condos are obtained from “The Hole Report” and averaged for each bedroom size.
2. The maximum sales prices for Affordable Categories 1, 2, & 3 are calculated for each bedroom size using the following assumptions:
   a. 30% of income towards housing payment
   b. 5% down payment
   c. 7% mortgage rate (this is not necessarily the rate the purchasers will pay. It is used because it is a 20 year national average)
   d. 30 year term
   e. $150 per month HOA dues
   f. $140 per month PMI for one-bedroom, $180 per month for two-bedroom, and $210 per month for three-bedroom
   g. $140 per month for property taxes

By backing in using the above criteria, the selling price of the home is obtained. For instance, a one bedroom Category 1 home’s maximum selling price is $150,000. This is the amount that is affordable to an individual earning Category 1 income.

The maximum sale price is then compared to the average one-bedroom condo price. The difference is the ‘affordability gap’. This is the subsidy that would go into providing a Category 1, one-bedroom unit.

3. The ‘affordability gap’ for each bedroom size in each category is then averaged to get to the fee in lieu number for each category.

Employee Housing Fee in Lieu Calculation

The Employee housing fee uses a formula that causes the fee to be equal to the difference between cost of constructing the housing per person housed and the ability of an average seasonal employee to pay for that housing. The formula is as follows:

\[
\text{In-Lieu Fee per Seasonal Employee} = \frac{A + B}{60} - 2.4182C
\]

\(A\) = the average per square foot construction cost for residential multiple family construction types as published by the International Code Council (ICC) for the previous half year.

Construction costs are obtained from the ICC Building Valuation Data. The costs are then adjusted by this multiplier to account for the cost of physical construction of 400 square feet of living area per employee, the cost of developing that 400 square feet which is assumed to equal 20% of the cost of construction, and an adjustment to account for the fact that multi-family construction in Teton County is 2.106 times more expensive than the ICC published average.
This multiplier is based on Teton County builder and developer interviews conducted in 2006-2007 by Economic Planning Solutions and the average per square foot construction cost for residential multiple family construction types published by the ICC in February 2005.

\[ B = \text{The average homesite sale obtained from “The Hole Report” for the previous year.} \]

\[ 60 = \text{the multiplier that drives land costs per person, assuming 12 units per acre, an average of 1.8 employees per household or unit, and an adjustment factor to get per acre value. This multiplier is based on Teton County builder and developer interviews on 2004 average homesite sales per acre conducted in 2006-2007 by Economic Planning Solutions and the average homesite sale in 2004 as reported by Jackson Hole Real Estate and Appraisal.} \]

\[ C = \text{The average Teton county wage of a person in the various industries based on the most recent four quarters of data available from the U.S. Bureau of Labor Statistics Quarterly Census of Wages and Employment.} \]

\[ 2.4182 = \text{the multiplier representing the amount that can be paid for housing by the average Teton County seasonal employee dedicating 30% of his/her income to housing and taking into account the present value of 15 years of rent at a discount rate of 9%.} \]
RESOLUTION NO. 18-

A RESOLUTION REVOKING RESOLUTION 17-15 AND ESTABLISHING A NEW FEE-IN-LIEU FOR SEASONAL EMPLOYEE HOUSING NEEDS IN THE TOWN OF JACKSON

WHEREAS, the Town of Jackson Town Council held a public hearing on June 6, 2006 regarding amendments to Section 49500 Employee Housing Standards in which the land use categories created an amount of square footage required for employee housing. These amendments to Section 49500 required a new formula for calculating the seasonal employee housing fee-in-lieu be established.

WHEREAS, the Town of Jackson Town Council duly held three readings of the amendments to Section 49500. Employee Housing Standards.

WHEREAS the Town Council of the Town of Jackson, Wyoming, in regular session on July 10, 2006, duly assembled and adopted by Resolution 06-10 that the Town of Jackson Seasonal Employee Housing Fee-in-lieu fee shall be Forty-Two Dollars & Sixteen Cents ($42.16) per square foot of employee housing required was adopted as described and referenced in Section 49500 Employee Housing Standards of the Jackson Land Development Regulations.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held public hearings in regular session on August 4, 2008, August 18, 2008 and September 2, 2008, to consider revoking Resolution 06-10 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 49540.B.2 of the Town of Jackson Land Development Regulations via Resolution 08-21.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held public hearings in regular session on June 7, 2010, to consider revoking Resolution 08-21 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 49540.B.2 of the Town of Jackson Land Development Regulations via Resolution 10-11.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearings in regular session on May 2, 2016, to consider revoking Resolution 10-11 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 6.3.1.E.2.b of the Town of Jackson Land Development Regulations via Resolution 16-13.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 15, 2017, to consider revoking Resolution 16-13 and updated the Employee Housing Fee-in-lieu fee as set forth in Section 6.3.1.E.2.b of the Town of Jackson Land Development Regulations via Resolution 17-15.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 7, 2018, to consider revoking Resolution 17-15 and to update the Employee Housing Fee-in-lieu fee as set forth in Section 6.3.1.E.2.b of the Town of Jackson Land Development Regulations.
NOW, THEREFORE BE RESOLVED by the Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, that Resolution 17-15 is hereby revoked, and that the Town of Jackson Seasonal Employee Housing Fee-in-lieu fee shall be increased to One hundred fifty dolloars and forty Cents ($150.40) per square foot of employee housing required and hereby adopted as described and referenced in Section 6.3.1 Town Employee Housing Standards of the Jackson Land Development Regulations.

PASSED, APPROVED, & ADOPTED this 7th day of May, 2018.

Town of Jackson

By: __________________________________
    Mayor Pete Muldoon

ATTEST:

By: __________________________________
    Sandy Birdyshaw, Town Clerk
RESOLUTION 18-

A RESOLUTION REVOKING RESOLUTION 17-14 AND ADOPTING A NEW FEE-IN-LIEU FOR AFFORDABLE HOUSING NEEDS IN THE TOWN OF JACKSON

WHEREAS, the Town of Jackson Town Council held a public hearing on November 21, 1995, regarding the adoption of Appendix A, Affordable Housing Needs Assessment to Chapter 5 Affordable Housing of the Jackson-Teton County Comprehensive Plan (dated February 21, 1995), and adoption of Resolution 95-35.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on October 6, 2008, to consider amending Resolution 95-35 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 49450.C.1 of the Town of Jackson Land Development Regulations via Resolution 08-22.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on June 7, 2010, to consider amending Resolution 08-22 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 49450.C.1 of the Town of Jackson Land Development Regulations via Resolution 10-10.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on June 4, 2012, to consider amending Resolution 10-10 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 49450.C.1 of the Town of Jackson Land Development Regulations via Resolution 12-08.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 2, 2016, to consider amending Resolution 12-08 and updated the Affordable Housing Fee-in-lieu fee as set forth in Section 7.4.2.F.3.a of the Town of Jackson Land Development Regulations via Resolution 16-12.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 15, 2017, to consider amending Resolution 16-12 and to update the Affordable Housing Fee-in-lieu fee as set forth in Section 7.4.2.F.3.a of the Town of Jackson Land Development Regulations.

WHEREAS, the Town Council of the Town of Jackson, Wyoming, held a public hearing in regular session on May 15, 2017, to consider amending Resolution 17-14 and to update the Affordable Housing Fee-in-lieu fee as set forth in Section 7.4.2.F.3.a of the Town of Jackson Land Development Regulations.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, determined that Resolution 17-14 is hereby revoked and that the Town of Jackson Affordable Housing Fee-in-lieu referenced in Appendix D, 1994 Housing Needs Assessment of the Jackson-Teton County Comprehensive Plan, shall be amended and hereby adopted as follows:
Category 1. For each Category 1 person required to be housed, but for whom a housing unit or land is not provided, a fee payment shall be made in the amount of $172,505.00.

Category 2. For each Category 2 person required to be housed, but for whom a housing unit or land is not provided, a fee payment shall be made in the amount of $136,133.00.

Category 3. For each Category 3 person required to be housed, but for whom a housing unit or land is not provided, a fee payment shall be made in the amount of $99,766.00.

PASSED, APPROVED, & ADOPTED this 7th day of May, 2018.

Town of Jackson

By: ________________________________
   Mayor Pete Muldoon

ATTEST:

By: ________________________________
   Sandy Birdyshaw, Town Clerk
RESOLUTION # __________

RESOLUTION ESTABLISHING ANNUAL IN-LIEU FEES FOR AFFORDABLE HOUSING AND EMPLOYEE HOUSING

WHEREAS, pursuant to the Teton County Land Development Regulations ("LDRs") Sections 6.3 and 7.4 which require the Affordable and Employee Housing in-lieu fees to be adjusted and updated on an annual basis by resolution of the Teton County Board of County Commissioners; and

WHEREAS, based upon the formula provided in the LDRs, of which the worksheet is attached hereto as Exhibit A, the 2018 Affordable Housing In-Lieu Fee for a Category 1 is $172,505.00; for a Category 2 is $136,133.00; and for a Category 3 is $99,766.00; and

WHEREAS, based upon the formula provided in the LDRs, of which the worksheet is attached hereto as Exhibit B, the 2018 Employee Housing In-Lieu Fee is $52,641.

NOW THEREFORE, having duly met at a regular meeting on May 7, 2018, and having fully considered the matter, it is hereby,

RESOLVED, that the Teton County Board of County Commissioners adopts the following in-lieu fees for affordable housing and employee housing which shall be in effect on May 7, 2018, until the next resolution is approved by the Teton County Board of County Commissioners, as required by the Teton County Land Development Regulations, of which the fees shall be set as follows:

Affordable Housing In-Lieu Fee
Category 1 $172,505.00
Category 2 $136,133.00
Category 3 $99,766.00

Employee Housing In-Lieu Fee
$52,641.00

PASSED, APPROVED, and ADOPTED by the Board of County Commissioners of Teton County, Wyoming, on this _______ day of May, 2018.

BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY, WYOMING

______________________________
Mark Newcomb, Chair
(Seal)

Attest:

______________________________
Sherry L. Daigle, Teton County Clerk
**Joint Information Meeting - Staff Report**

**Meeting Date:** May 7, 2018  
**Submitting Dept:** Parks and Recreation  
**Subject:** Park Maintenance Facility/Housing Project

**Statement / Purpose:**
Award of Bid, Park Maintenance Facility/Housing Project, Parks and Recreation Department, to Record Steel and Construction, Inc. dba RSCI.

**Background / Description (Pros & Cons):**
At the October 2, 2017 Joint Information Meeting, the Board of County Commissioners and Jackson Town Council directed staff to reduce the scale of the project while maintaining its current location. Additionally, focus on opportunities to value engineer the facility with modifications to materials and building systems. Staff was also directed to re-bid the project with above changes in the spring of 2018.

To date, the Parks and Recreation Department has spent the following on the project for architectural, engineering, and pre-construction services, and preliminary sewer line installation:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dubbe-Moulder Architects (A&amp;E)-</td>
<td></td>
</tr>
<tr>
<td>Original Design/Bid</td>
<td>$576,118.00</td>
</tr>
<tr>
<td>Revised Design/Bid</td>
<td>$254,511.00</td>
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<tr>
<td>Pre-Construction Services-</td>
<td>$512.00</td>
</tr>
<tr>
<td>Sewer Line Installation-</td>
<td>$47,671.00</td>
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<tr>
<td>Total-</td>
<td>$878,812.00</td>
</tr>
</tbody>
</table>

To provide project options and phasing consideration, the team developed three (3) base bid projects. The following is a description of each base bid:

**Base Bid A-**  The project scope is for complete build. The project includes 17 Studio apartments; 9 one-bedroom apartments; 1,190 SF park maintenance division offices/administration; 4,311 SF park maintenance equipment storage; 4,311 SF unfinished/unprogrammed basement; and 4,340 SF park maintenance material storage/mechanics’ bays/workshop (wings 3 & 4).

**Base Bid B-**  The project includes 17 Studio apartments; 9 one-bedroom apartments; 1,190 SF park maintenance division offices/administration; 4,311 SF park maintenance equipment storage; and 4,340 SF park maintenance material storage/mechanics’ bays/workshop (wings 3 & 4). Note: Base Bid B does not include the basement.

**Base Bid C-**  The project includes 17 Studio apartments; 9 one-bedroom apartments; 1,190 SF park maintenance division offices/administration; 4,311 SF park maintenance equipment storage; 4,311 SF unfinished/unprogrammed basement. Note: Base Bid C does not include the maintenance wings 3 and 4.

Staff and the design team has completed the scope change and bidding through a formal procurement process. To ensure competitive bids, staff researched, contacted and solicited 31 general contractors within Wyoming, Idaho and Utah, and formally advertised and noticed the

*Organizational Excellence * Environmental Stewardship * Vibrant Community * Economic Sustainability
project. On April 18, 2018 at 3:00 PM staff received and open bids. Two qualified and complete bids were received.

**Bid Results:**
Bid results were as follows:

<table>
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<tr>
<th>Bidder</th>
<th>Bid Bond</th>
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<th>Addend d 1</th>
<th>Addend d 2</th>
<th>Addend 3</th>
<th>Addend 4</th>
<th>Base Bid A $</th>
<th>Base Bid B $</th>
<th>Base Bid C $</th>
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</thead>
<tbody>
<tr>
<td>Big D Construction</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
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<td>$10,859,000</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>($397/SF)</td>
<td>($446/SF)</td>
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<tr>
<td>Record Steel and Construction</td>
<td>x</td>
<td>x</td>
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<td>x</td>
<td>x</td>
<td>x</td>
<td>$8,507,000</td>
<td>$7,885,000</td>
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<td>-</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
<td>($297/SF)</td>
<td>($323/SF)</td>
<td>($309/SF)</td>
</tr>
</tbody>
</table>

**Budget Estimate:**
- Base A- $8,032,795 (Actual Bid +6%)
- Base B- $7,354,795 (Actual Bid +7.2%)
- Base C- $7,295,895 (Actual Bid +3.0%)

The following is a breakdown of bid costs per program area:

- Park administration, equipment storage and all associated site infrastructure- $2,972,540.00
- Housing (9 @ 1-bedroom & 17 @ studio, $338/SF)- $3,831,460.00
- Maintenance Wing 3 (material storage/workshop, $227/SF) - $440,380.00
- Maintenance Wing 4 (mechanics bays/chemical storage, $227/SF) - $545,620.00
- Unprogrammed Basement (4,311 SF, $144/SF) - $622,000.00

To complete the project, $565,140 of owner provided fixed costs will need to be added to the award amount to provide the following:
- Utilities ($95,000)
- FFE ($100,000)
- A&E Services ($95,000)
- Fencing by owner ($45,000)
- Landscape/Irrigation by owner ($35,000)
- PW Building Demo (25,000)
- 2% Project contingency ($170,140)

The Parks and Recreation Department has reviewed the bid results and recommends that the bid be awarded to the low responsive bidder, Record Steel and Construction, Inc. dba RSCI. Record Steel and Construction, Inc. dba RSCI has been contacted by Parks and Recreation Department staff, and they have indicated that they would like to proceed with the project. Record Steel and Construction, Inc. dba RSCI has done work for the County previously which has been completed in a satisfactory manner.

**Fiscal Impact:**
Funding for the project is a combination of general fund and SPET. The voters approved in 2017 $2,900,000 through a specific purpose excise tax for the development the housing portion. The general fund allocation is recommended to be split over the FY19 and FY20 budget cycles.

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$3,110,952 is within the current FY19 recommended budgets for FY19. Attached is the Parks and Recreation Department two-year capital improvement request document illustrating the revision based upon the bid results.

**Staff Impact:**
The project will be managed and administered by the Director of the Parks and Recreation Department, with on-site technical assistance of Kevin Meahger, Town of Jackson Facilities Manager.

**Legal Review:**
K. Gingery

**Staff Input / Recommendation:**
Staff has reviewed and consulted with the contractor on the three base bid options, and recommends the award of base bid B with a scope reduction of Wing #4. The recommended bid award is $7,339,380. The total project cost including the fixed owner costs is $7,904,520. Based upon the current FY19 budget recommendations, an additional $1,893,568 will need to be allocated for FY20 to complete the phase one contract.

The Parks and Recreation Department staff believes all procurement rules have been met in recommending that formal bid for the Park Maintenance/Housing Project Base Bid B with Scope reduction of Wing 4 be awarded to the low responsive and responsible bidder, Record Steel and Construction, Inc. dba RSCI, in a total amount of $7,339,380.00.

**Attachments:**
Bid Summary Site Illustration  
2-Year Revised Capital Improvement Request  
TCPR 2018 DRC Presentation Perspective Drawings  
Project Floor Plans ... not included in PDF due to print problems  
Contractor Invite List

**Suggested Motion:**
Move to approve Award of Bid for the Park Maintenance/Housing Project Base Bid B with scope reduction of wing 4 with Record Steel and Construction, Inc. dba RSCI in the amount of $7,339,380.00, and direct staff to provide a contract for approval at the next regular Board of County Commissioners meeting.

**Alternative Motion:**
Move to approve Award of Bid for the Park Maintenance/Housing Project Base B with scope reduction of wing 4, and the addition of the 4,311 SF basement with Record Steel and Construction, Inc. dba RSCI in the amount of $7,961,380.00, and direct staff to provide a contract for approval at the next regular Board of County Commissioners meeting.
<table>
<thead>
<tr>
<th>New Projects</th>
<th>FY18 Budget</th>
<th>FY18 Estimate</th>
<th>FY19 Request</th>
<th>FY19 Recommendation</th>
<th>FY19 Estimate</th>
<th>FY20 Request</th>
<th>FY20 revised</th>
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<tr>
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<p>| Town of Jackson                                 | $1,227,060  | $288,057      | $1,649,903   | $1,601,303          | $0            | $1,124,055   | $1,031,656   | $0            |
| Teton County                                     | $1,499,740  | $352,069      | $2,016,549   | $1,957,149          | $1            | $1,373,845   | $1,260,912   | $1            |</p>
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<tr>
<th>Company</th>
<th>Contact Information</th>
<th>Phone</th>
<th>Location</th>
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<tr>
<td>GE Johnson</td>
<td>Johnson Stamison <a href="mailto:J@gejohnson.com">J@gejohnson.com</a></td>
<td>734.2605</td>
<td>Wyoming</td>
</tr>
<tr>
<td>Shaw Construction</td>
<td><a href="mailto:ChaseBeninga@shawwyoming.com">ChaseBeninga@shawwyoming.com</a></td>
<td>733.8401</td>
<td>Wyoming</td>
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<tr>
<td>Capstone Construction</td>
<td><a href="mailto:office@capstoneconstruct.com">office@capstoneconstruct.com</a></td>
<td>733.7504</td>
<td>Wyoming</td>
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<tr>
<td>Y2 Construction</td>
<td><a href="mailto:zia@y2consultants.com">zia@y2consultants.com</a></td>
<td>733.2999</td>
<td>Wyoming</td>
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<tr>
<td>Serenity Construction</td>
<td><a href="mailto:jeremie@serenityinc.com">jeremie@serenityinc.com</a></td>
<td>734.0927</td>
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<tr>
<td>Big D construction</td>
<td><a href="mailto:whopkins@big-d.com">whopkins@big-d.com</a></td>
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<tr>
<td>JD Construction</td>
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<td>Teton Heritage Builders</td>
<td><a href="mailto:info@tetonheritage.com">info@tetonheritage.com</a></td>
<td>733.8771</td>
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<td>Two Ocean Builders</td>
<td><a href="mailto:info@twooceanbuilders.com">info@twooceanbuilders.com</a></td>
<td>733.2822</td>
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<tr>
<td>Benchmark Builders, LLC</td>
<td><a href="mailto:info@benchmarkjh.com">info@benchmarkjh.com</a></td>
<td>733.4013</td>
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<tr>
<td>New West Building Company</td>
<td><a href="mailto:info@newwestbc.com">info@newwestbc.com</a></td>
<td>203.2460</td>
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<tr>
<td>TKG Construction</td>
<td><a href="mailto:office@tkgconstruction.com">office@tkgconstruction.com</a></td>
<td>699.0133</td>
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<td>Ormand Builders</td>
<td><a href="mailto:info@ormandbuilders.com">info@ormandbuilders.com</a></td>
<td>208.524.1422</td>
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<tr>
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<td><a href="mailto:info@integratedbg.com">info@integratedbg.com</a></td>
<td>916.933.8401</td>
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<tr>
<td>Construction Solutions company</td>
<td><a href="mailto:eric@cscid.com">eric@cscid.com</a></td>
<td>208.514.4441</td>
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<tr>
<td>Headwaters Construction</td>
<td><a href="mailto:info@HeadwatersCC.com">info@HeadwatersCC.com</a></td>
<td>866.496.9868</td>
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<tr>
<td>Bateman Hall Inc.</td>
<td><a href="mailto:business@bateman-hall.com">business@bateman-hall.com</a></td>
<td>208.523.2681</td>
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<tr>
<td>Morgan Construction Development</td>
<td><a href="mailto:morgan@morgan-construction.com">morgan@morgan-construction.com</a></td>
<td>208.529.3312</td>
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<tr>
<td>Pope Construction, Inc.</td>
<td></td>
<td>307.472.3241</td>
<td>Wyoming Casper</td>
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<td>Sletten Construction of Wyoming</td>
<td><a href="mailto:swarner@sletteninc.com">swarner@sletteninc.com</a></td>
<td>307.527.6515</td>
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<td>DWA Construction, Inc.</td>
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<td>Lundahl Buildings</td>
<td><a href="mailto:info@lundahlbuildings.com">info@lundahlbuildings.com</a></td>
<td>435.753.0888</td>
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<td>Spindler Construction</td>
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<td>Keller Construction</td>
<td><a href="mailto:m2keller@aol.com">m2keller@aol.com</a></td>
<td>208.232.2111</td>
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<td>Starr Corporation</td>
<td><a href="mailto:brad@starrcorporation.com">brad@starrcorporation.com</a></td>
<td>208.233.0462</td>
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<tr>
<td>Hogan Construction</td>
<td><a href="mailto:ametcalfe@hoganconstruction.com">ametcalfe@hoganconstruction.com</a></td>
<td>801.951.7000</td>
<td>Utah Centerville</td>
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<tr>
<td>ACM Construction</td>
<td><a href="mailto:ben@acmcwyo.com">ben@acmcwyo.com</a></td>
<td>690.4741</td>
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<tr>
<td>Centrury Contractors</td>
<td><a href="mailto:jason@pwcquality.com">jason@pwcquality.com</a></td>
<td>208.524.4689</td>
<td>Idaho Iona</td>
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</table>
Town of Jackson, Wyoming
Design Review Committee Presentation

Exterior Materials & Color Palette

January 10, 2018

PROJECT TEAM

Client: Teton County / Town of Jackson Parks & Recreation Department (TCJPR)
Owner’s Representative: Steve Ashworth, Director of TCJPR
Architect: Dubbe-Moulder Architects
Civil Engineer: Y2 Consultants
Landscape Architect: Steve Ashworth, Director of TCJPR
Structural Engineer: G&S Structural Engineers
Mechanical Engineer: CN Engineers
Electrical Engineer: Bradley Engineering
Surveyor: Nelson Engineering
General Contractor: T.B.D.

BUILDING KEY

Wing 1: Equipment Storage + Residential
Wing 2: Office + Residential
Wing 3: Woodshop + Storage
Wing 4: Maintenance + Storage

400 West Snow King Avenue
PERSPECTIVE - North Elevation viewed from Snow King
PERSPECTIVE - Looking East from Snow King
3 PERSPECTIVE
Wing 1 & Wing 4 viewed from South / West corner of site

4 PERSPECTIVE
Wing 3 & Wing 4 viewed from South Fleet Parking Lot