

STAFF REPORT



Meeting Date:	February 22, 2022	Meeting Title:	Workshop
Submitting Department:	Administration	Presenter:	Larry Pardee
Agenda Item:	Town SPET Item Discussion	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to present Council potential Town of Jackson SPET project ideas for your consideration.

Requested Action.

Staff requests Council review and discuss the Town SPET projects presented and provide staff direction on Town Council preferred SPET project items.

Recommendations.

Staff recommends Council review and discuss the Town SPET projects presented and provide staff direction on Town Council preferred SPET project items.

Background.

At the 2022 Town Council Retreat staff presented potential Town SPET projects, that have been previously identified by Council or Town staff. Below staff have provided a brief project description, and estimated cost for each. Staff notes that this list does not include projects that may have been presented to Council by outside agencies/groups. Staff has organized Town SPET projects within our Town Community Priorities Framework as discussed during our Future Funding work. Staff would have Council consider the following considerations as they think about what the Town' proposed list should be:

- Total Value of a Proposed SPET and the approximate number of years to collect? \$21,175,000 was the total 12-months of collections for 2021.
- Joint: Town/County projects versus Town only projects versus projects from other community partners, i.e., St. Johns, Teton County School District, Central Wyoming College, etc.
- Projects to repair/replace existing infrastructure versus new projects or improvements.
- Shovel ready projects.
- Alignment with Council Priorities.
- Are matching or additional funding sources available as part of the overall project funding strategy.
- Should projects be bundled, or individually placed on the ballot?
- Etc.



Community Affordable / Town Employee Housing

Town Employee Housing:	Town	Jackson/Teton Affordable Housing
Estimated request:	\$20M – \$30M	\$25M - \$50M
<p>This project is critical to ensure the Town of Jackson can continue to meet the Life, Safety and Welfare in providing core services the community requires into the future.</p> <p>The purpose of this project would include the design, construction, and management of employee ownership and rental housing opportunities for Town employees. There have been a few locations identified including Flat Creek Drive, Karns Meadow Drive, and East Hansen Ave. Please note that some rough high-level conceptual work has been done on the potential number of units and square footage of these new housing facilities.</p> <ul style="list-style-type: none"> • Karns Meadow Housing - \$17M-\$20M, (24-26 units, 23,000/SF to 25,000/SF) • Flat Creek Drive - \$7M-\$9M (3-lots with Homes & ARU’s) • East Hansen - \$2.5M-\$3.5M (Relocate existing home and build a second house on vacated lot) <p>Jackson/Teton Affordable Housing Program – The purpose is project is to provide much needed funding for new housing supply opportunities.</p>		

Health & Human Services/Initiatives

Early Childhood Education:	Town	Community
Estimated request:	\$250K – \$500K	\$5M - \$7M
<p>The purpose of this project would be to retrofit existing Town properties and also look for opportunities to acquire property or commercial spaces either through purchase or long-term lease throughout the community to be used for Early Childhood Education to allow the government to then sublease space to childcare providers to increase the supply of childcare in the community.</p>		

Environment: Climate Friendly Electrical Projects:

Electric Vehicle Charging Stations:	Town
Estimated request:	\$2M
<p>The purpose of this project(s) would be the construction and inclusion of electric vehicle charging stations throughout the community, including installation of level 2 and level 3 chargers. Implementation would occur in municipal parking lots, municipal buildings, and with the installation of complete streets. This project is supported through the Teton Climate Action Planning process.</p>	

Community Shared Solar System:	Town / Community
Estimated request:	\$5M
<p>The purpose of this project would be to determine a suitable site for a community shared solar site for installation. Lower Valley Energy would need to approve the appropriate means for billing under such an agreement. This project could potentially work with lower income families to help offset their utility bills. This project would be supported by the Teton Climate Action Planning process as it deals with equity in the community.</p>	

Multimodal Transportation:

Pedestrian and Mobility Improvements:	Town
Estimated request:	\$2M - \$3M
<p>The purpose of this project is to improve the walkability and accessibility of the community. The goal of the project is to encourage more walking and multimodal transportation with improvements to missing sections of sidewalks, installation of new sidewalks, replacement of existing boardwalks, and improvements to the overall accessibility for our residents and visitors.</p>	

Core Municipal Services: Complete Street Projects

Snow King and Maple Way:	Town
Estimated request:	\$2.5M – \$4.5M
The purpose of this project is to construct a complete street which would coincide with sewer, and stormwater improvements. The complete street program would construct new infrastructure including sidewalks & accessibility, street lighting, curb & gutter, and a complete rebuild on the road surface.	

East Broadway Avenue (Willow to Redmond):	Town
Estimated request:	\$3.5M - \$4.5M
The purpose of this project is to construct a complete street within this corridor which would coincide with water, sewer, and stormwater improvements. The complete street program would construct new infrastructure including sidewalks & accessibility, street lighting, curb & gutter, and a complete rebuild on the road surface.	

High School Road:	Town
Estimated request:	\$4.5M - \$6M
The potential Northern South Park Development and the already identified purpose of this project is to construct a complete street within this corridor which would construct new infrastructure including sidewalks & accessibility, street lighting, stormwater, curb & gutter, and a complete rebuild on the road surface. This project would be large enough to provide the construction in two phases.	

Analysis.

The above list was generated utilizing Council’s priorities as a guide as well as referencing ongoing infrastructure and property acquisition needs identified through the Town’s 10-year capital improvement plan. Council may want to consider the higher end of each of the ranges provided to account for the delay in collections and inflation of construction prices into the future. For previous SPET initiatives, staff has often been asked to reduce the dollar figure for items and this has often resulted in projects being significantly underfunded when it came time for construction.

In addition, Council will want to consider and weigh the various proposed projects against their priorities, ongoing infrastructure maintenance needs and additional staff needed as a result of the project.

It is staff’s understanding that Council will be discussing Town and County SPET items at the March 8 Joint Retreat with the County Commissioners. The purpose of this meeting prior to the Joint Retreat is to allow Council to discuss and come to an agreement on preferred projects and an associated strategy for Town projects that Council would like to propose for a November 2022 SPET prior to meeting and discussing with County Commissioners. If more time is needed Council could also schedule an additional meeting or set aside additional time at a regular meeting prior to the March 8 retreat to further review and come to an agreement on Town projects and a strategy for a 2022 SPET.

Comprehensive Plan & Priority Alignment.

Chapter 8 - Quality Community Service Provision calls for “Timely, efficient and safe delivery of quality services and facilities in a fiscally responsible and coordinated manner.”

Fiscal Impact.

There is no fiscal impact of considering projects and strategy for a 2022 SPET election. There is a significant fiscal impact of conducting a special election for SPET initiatives. There is also a significant capital and operating fiscal impact of passage of projects that improve, replace, or add Town or County infrastructure or facilities.

Staff Impact.

The staff impact of preparing this staff report and with the work during Future Funding meetings was approximately 25 hours to date. There would be significant staff and Council impact to provide education and outreach for Town

sponsored SPET projects leading up to a 2022 election. The specific staff impact would be presented with the next staff report should the Council and Commission choose to provide that direction.

Attachments or Links.

N/A

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

Should the Town Council be ready to agree on Town SPET initiatives to bring forward for discussion at the March 8 joint retreat, the motion would be:

I move to include the following in a Town list of SPET projects to bring forward for discussion with the County Commissioners at the March 8 joint retreat:

-
-
-
-
-