

MINUTES FROM TOWN COUNCIL MEETING
August 11, 2026
AFTON TOWN HALL

1. CALL TO ORDER

Mayor Jeff Jensen called the regular meeting of the Afton Town Council to order at 5:30 p.m. and welcomed those in attendance.

Council Members Dirk Hillyard, Will Wilkes, and Scott Griffith were present. Others present were Town Attorney Dale Cottam, Town Clerk Tina McGarvey, Police Chief Jason Romberg, Golf Director Bryce Burton, Dave Kennington, Hayden Hillyard, Crystal Magee, Parker Romero, Hal Titenser, Jennifer Ricupero, Mandy Fowler, Jay Conley, Don McGee, Lisa Grimsley, Michael Horn, Tammy Carlson, and Marlow Scherbel.

Council Member Brock Brown and Town Administrator Violet Sanderson were excused from the meeting.

2. PLEDGE OF ALLEGIANCE

Mr. Jay Conley, an Afton Resident, led those present in the Pledge of Allegiance.

3. AGENDA

A. Adopt the July 14, 2026, Afton Town Council Agenda

a. Motion to Approve the Agenda for the Afton Town Council Meeting on July 14, 2026.

At the Mayor's call, Council Member Wilkes moved to approve the agenda. Council Member Hillyard seconded the motion, which was carried unanimously.

4. CONSENT AGENDA

A. Approve Minutes from the Regular Afton Town Council Meeting held July 14, 2026

B. Approve Town of Afton Bills for the Period ending July 31, 2026

IDEXX Distribution, Inc. - Supplies \$2,842.00
WSFA- Mutual Aid \$864.00
Dry Creek Enterprises, Inc. - Services \$1,840.00
Call Ready Mix & Lumber- Supplies \$159.22
Business Solutions Group- Supplies \$295.93
Valley Auto- Supplies \$594.57
Lincoln County Sheriff's Office- Services \$1,948.00

Lower Valley Energy- Services \$10,728.99
Mountain Star Products- Supplies \$ 710.26
Petty Cash- Supplies \$
Silver Star Telephone Services \$3,840.01
Caselle- Services \$19,496.40
Star Valley Media- Services \$9,943.52
Sunrise Engineering, Inc.- Services \$9,182.50
Wyoming Association of Municipalities- Services \$2,917.00
Diamond 2 Plumbing, LLC- Services \$ 210.00
Wyoming Workers' Compensation- Services \$230.42
Valley Sanitation Inc.- Services \$2,206.75
Town of Afton- Services \$99.62
ODP Business Solutions, LLC- Supplies \$594.01
High Country Linen- Services \$2,002.53
Rockbridge Meadows Association- Reimbursement \$1,948.80
Freedom Mailing Services- Services \$916.11
Upper Case Printing, Ink.- Services \$114.13
Thatcher Company- Supplies \$8,780.19
Wilbur-Ellis Company- Equipment \$788.00
Skaggs Companies, Inc. - Supplies \$13.10
WY Office of State Lands & Investments- Loan Payment \$23,402.95
Napa All Star Auto Parts- Supplies \$190.39
One-Call of Wyoming- Services \$133.35
Dorsett Controls, Inc.- Subscription \$30.00
Desktop Design- Services \$495.00
First Bank, Div Glacier Bank- Loan Payments \$247,721.14
Matthew Bender & Co.- Supplies \$148.11
Bailey, Stock, Harmon, Cottam- Services \$15,353.50
Wex Bank- Fuel \$4,485.25
Miles Beverage- Supplies \$1,327.54
Day Wireless Systems- Supplies \$4,988.72
Mobile Golf Services- Services \$ 10,545.72
HD Supply - Supplies \$ 137.85
Yost Pacific Office Automation- Services \$104.39
U.S. Bank Equipment Financing- Services \$151.33
Hireright, LLC- Services \$
Zion Bankcard Center- Supplies \$22,494.90
Young Strategies, Inc.- Services \$ 4,000.00
Motorola Solutions, Inc.- Services \$792.86
Interstate Batteries- Supplies \$154.95
Pro-Vision Solutions, LLC- Supplies & Services \$ 2,700.00
Hill, Lindsey- Services \$ 600.00
Hags with Rags, LLC- Services \$1,340.94
Lexipol- Services \$620.88
Front Range Fire Apparatus- Services \$ 1,794.70
Conrad & Bischoff- Supplies \$3,060.93
Core & Main LP- Parts \$34,723.58
Midwest Assistance Program- Services \$1,325.00

AT&T Mobility- Cellular Services \$278.31
Star Valley Lawn Care, Inc.- Services \$746.55
Verizon Connect Fleet- Services \$151.60
Grime Stoppers Housekeeping Services \$1,800.00
Burton Rental- Rental \$435.75
Hill, Adalynn- Services \$ 362.50
Hill, Dustin- Services \$ 140.00
Jensen Electric, LLC- Services \$ 591.46
T-Mobile Use, Inc- Services \$63.00
Heidi Martin- Services \$116.00
Paige Alise, LLC- Services \$1,300.00
Alpine Architectural Study- Services \$ 800.00
Wyoming Department of Revenue - Services \$202.39
Callaway Golf Sales Company- Supplies \$888.26
Parson Behle & Latimer- Legal Services \$21,670.00
RAD Curbside, LLC- Services \$ 225.00
P&W Golf Supply, LLC- Supplies \$ 698.07
Adventure Tire & Suspension- Supplies \$65.62
Valley Collision and Towing- Parts & Labor \$ 6,437.03
Matthew, West- Services \$ 220.00
Mattew, Carrol- Services \$ 200.00
Robinson, Cash- Services \$120.00
Lorimer, PJ- Services \$120.00
Great-West Trust Company- Deferred Comp 1,035.00
Payroll \$159,666.90

a. Motion to Approve the Consent Agenda

At the mayor's call, Council Member Wilkes moved to approve the consent agenda. Council Member Griffith seconded the motion. The motion carried unanimously.

5. DEPARTMENT REPORTS

A. Golf Course

Mr. Bryce Burton, the Golf Director, informed the Council that the golf course is in good condition following a long, hot summer. Water shares began on July 1st, which is earlier than the usual start date of July 10th. The greens are being maintained on a watering schedule of four days off and two days on to ensure consistent moisture and optimal rolling conditions. The course has a busy schedule ahead, including a night golf tournament, high school golf events, and a re-rating by the Wyoming Golf Association on the 19th.

B. Police Department

Afton Police Chief Jason Romberg reported that the department has handled 3,476 calls for service since the beginning of the year, a significant increase from 2,904 during the same period last year. He explained that this rise is due to increased self-initiated activities by officers, such as traffic stops and field contacts. Officer Bryan Booth has completed basic training and will begin solo patrol duties next week.

To enhance visibility and reduce one-man shifts, a new schedule has been implemented, ensuring that two officers are on duty from noon to either 8:00 PM or 10:00 PM, Tuesday through Saturday. Additionally, the department has received three applications for the sergeant position.

Regarding traffic enforcement, Chief Romberg defended the high volume of stops, stating that the average speeding ticket in Afton is issued for speeds of 15 mph over the limit. There have been instances of drivers exceeding speeds of 60–70 mph in 30–45 mph zones. He views this proactive enforcement as essential for removing intoxicated drivers and combating out-of-state marijuana transport, noting that many complaints come from local violators.

C. Airport Board

Mr. Heath Lawson indicated via email that there was nothing to report; therefore, no report was provided.

D. Tourism Board

Mr. Don McGee, Chair of the Tourism Board, provided an update on its recent activities and strategic planning. The board sponsored numerous community events, including the Easter Egg Hunt, Mountain States National Stock Dogs, Wyoming Desperados, Wyoming Welcomes the Wall, the Freedom Festival, the Elkhorn 5K, Star Valley Events LLC, Salt River Youth Foundation, Montana Shakespeare in the Park, the Salt River Arts Council, and the Star Valley Half Marathon. In April, the board hosted the Wyoming Office of Tourism and held a workshop with Young Strategies to renew its strategic plan, which incorporated survey feedback from 7 community members. A community business roundtable is scheduled for October.

6. DELEGATIONS

Delegation decorum: There is a 5-minute Limit per delegation subject. The mayor must recognize the speaker, who must approach the podium. Only one speaker may speak at a time.

A. Parker Romero - Friends of the Bridger Tetons

Parker Romero, an intern with Friends of the Bridger-Teton (FBT), provided an update on the nonprofit's efforts to support the 3.4 million-acre Bridger-Teton National Forest. FBT funds a five-member trail crew and oversees more than 40 responsible recreation ambassadors. Jennifer, the partnership manager, mentioned that FBT is also involved in innovative fundraising activities.

B. Hal Titensor - Code Enforcement Officer

Mr. Hal Titensor, a resident of Afton, expressed strong opposition to the town's proposal to hire a building inspector. He argued that previous attempts to establish this position in Afton failed due to a lack of demand, estimating that only about ten new houses are built each year. Additionally, he raised concerns about significant liability issues. Titensor contended that a building inspector would be ineffective in preventing the most common home failures, such as fire and water damage, unless certified in various specific trades like electrical and plumbing.

He further asserted that a building inspector would lack the authority to enforce codes without

fully engineered plans for every project. This requirement could increase the cost of a new home by \$5,000 to \$30,000, worsening the affordable housing crisis. Instead, he advocated for adopting the Lincoln County model, where homeowners and builders sign a form assuming responsibility for building to code.

Furthermore, Mr. Titensor criticized a past town rule that measured setbacks from the underground footing, calling it illogical. He also expressed his belief that building inspections should be a homeowner's choice, rather than a mandate from the town.

7. TOWN ADMINISTRATOR REPORT

A. Financial Statements for July 2026

Mayor Jensen presented the July 2026 financial statement.

B. Simple Housing Concepts LLC, Rezone application

Mr. Dustin Burton and Mayor Jensen presented the application to the Council and reviewed the conditions for the rezone as recommended by the Planning and Zoning Board.

C. Rocky Road Industrial Park Fifth Addition Simple Subdivision Application

a. Motion to Approve or Deny Simple Subdivision

Mayor Jensen presented the Afton Planning and Zoning Board's recommendation and conditions, which recommended approval. At the mayor's call, Council Member Hillyard moved to approve the Simple Subdivision application for Rocky Road Industrial Park Fifth Addition, with the conditions recommended by the Planning and Zoning Board. Council Member Griffith seconded the motion. The motion carried unanimously.

8. NEW BUSINESS

A. C and G, LLC - Catering Permit

Mrs. Crystal McGee, representing C & G, LLC, asked the Council to consider approving a catering beverage permit for the Wall That Heals Event. She requested that the permit be valid on August 21, 2026, from 12 p.m. to 10:00 p.m.

a. Motion to Approve or Deny Catering Permit

At the Mayor's call, Council Member Griffith moved to approve the catering permit. Council Member Hillyard seconded the motion. The motion carried unanimously.

B. Afton Volunteer Fire Department - Malt Beverage Permit

Mr. Hayden Hillyard attended the meeting and requested the Council's approval for a malt beverage permit for a golf tournament to be held at Valli-Vu Golf Course. He asked that the permit be valid on August 23, 2026, from 8:00 a.m. to 4:00 p.m.

a. Motion to Approve or Deny Malt Beverage Permit

When the Mayor called for a motion, Council Member Wilkes moved to approve the malt beverage permit; Council Member Hillyard seconded the motion, and it was approved unanimously.

C. Approval for Mayor to Sign Child Development Lease Agreement

Mayor Jensen presented the 2026-2027 Lease agreement with LUCDA for consideration. At the Mayor's call, Council Member Wilkes made a motion to approve and authorize the Mayor to execute the lease. The motion was seconded by Council Member Griffith; the motion carried.

D. Resolution 2026-08 - Afton Sky Ranch Acceptance of Water Main

At the mayor's call, Council Member Hillyard motioned to pass Resolution 2026-08, seconded by Council Member Griffith. The motion carried unanimously.

E. Ordinance 713 Rezone — Simple Housing Concepts LLC & D'Anzi Property

a. Motion to pass or deny Ordinance 713 on First Reading

At the call of the Mayor, Council Member Griffith made a motion to pass Ordinance 713 on the first reading. Council Member Hillyard seconded the motion. The motion carried unanimously.

9. CONTINUING BUSINESS

A. Ordinance 709- De-Annexation of Mountain Star Products, LLC

a. Motion to pass or deny Ordinance 709 on Third and Final Reading

At the call of the Mayor, Council Member Wilkes made a motion to pass Ordinance 709 on the third and final reading. Council Member Griffith seconded the motion. The motion carried unanimously.

B. Ordinance 710 - Rezone 40 West 4th Ave

a. Motion to pass or deny Ordinance 710 on Third and Final Reading

At the call of the Mayor, Council Member Wilkes made a motion to pass Ordinance 710 on the third and final reading. Council Member Griffith seconded the motion. The motion carried unanimously.

C. Ordinance 711 - Regulation for Bikes, Electric Motorcycles and Motorized Vehicles in Parks

a. Motion to pass or deny Ordinance 711 on Second Reading

At the call of the Mayor, Council Member Wilkes made a motion to pass Ordinance 711 on second reading. Council Member Griffith seconded the motion. The motion carried unanimously.

D. Ordinance 712 - Wireless Telecommunication Towers

- a. Motion to pass or deny Ordinance 712 on Second Reading

Mayor Jensen recused himself from the meeting due to a potential conflict of interest related to the telecommunications topic. At the request of Council Member Wilkes, Council Member Hillyard made a motion to pass Ordinance 712 on its second reading. Council Member Griffith seconded the motion, which was approved unanimously. Mayor Jensen was not present for the vote.

- 1 Confirm Date for Third Reading Wednesday, August 26, 2026, at 5:30 p.m.

10. MAYOR'S REPORT TO COUNCIL

- A. Steering Committee for Comprehensive Plan — Discussion on Kick-Off Meeting and 1st Work session Dates
Authorize the Mayor to Execute the Contract with J-U-B

The council discussed starting the update of the town's comprehensive master plan with the consulting firm J-U-B. A steering committee will be formed, including members from the Planning and Zoning Board, along with two council members, Hillyard and Wilkes. The official kickoff meeting for the plan update is scheduled for August 26, 2026, immediately following the 5:30 PM meeting.

11. TOWN ATTORNEY REPORT

12. CORRESPONDENCE

13. ONGOING ITEMS FROM PREVIOUS COUNCIL MEETINGS

14. WORKSESSION ITEMS/COUNCIL TRAINING

The agenda will include updates on the Fourth of July festivities and a discussion of Jefferson Street. Additionally, a kickoff meeting for the Afton Comprehensive Plan update will be added.

- A. Tourism Director - Update on the Fourth of July Festivities
- B. Jefferson Street Discussion

15. EXECUTIVE SESSION

Motion to go into executive session for the purpose of considering the acquisition of real estate, personnel matters, matters concerning litigation, to which the Town is a party, or to which the Town may be a party.

- A. Motion to go into Executive Session

At 7:47 p.m., upon the mayor's request, Council Member Hillyard moved to go into executive session for the purpose of considering the acquisition of real estate, personnel matters, matters concerning litigation to which the Town is a party, or to which the Town may be a party. Council Member Griffith seconded the motion, and it was carried out unanimously.

At the mayor's call, Council Member Griffith moved to return to regular session at 8:42 p.m., and the motion was seconded by Council Member Hillyard. No action was taken. The motion carried unanimously.

16. ADJOURN

A. Motion to Adjourn

At the call of the Mayor, Council Member Wilkes motioned to adjourn the regular meeting of the Afton Town Council, seconded by Council Member Griffith. The motion carried unanimously. The regular meeting adjourned at 8:43 p.m.