

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
COMMISSIONER'S AUDITORIUM
SPECIAL MEETING**

WEDNESDAY

5:30 P.M.

APRIL 8, 2015

Board members present: Chairman Gary Berndt; Vice-Chairman Obie O'Brien and Commissioner Paul Jewell.

Others: Mandy Buchholz, Deputy Clerk of the Board; Mickey Webb, Event Center Director. Rodeo Board Members/Representatives: Gene Dana; Ron Mitchell; Rick Cole; Bob Crowe; Brian Twardoski & Megan Woodworth (General Manager). Kittitas County Fair Board Member: Roylene Crawford.

SPECIAL MEETING RODEO BOARD CONTRACT DISCUSSION COMMISSIONERS

At 5:30 p.m. Chairman Berndt opened a Special Meeting to discuss with representatives from the Ellensburg Rodeo Board (ERB) the Contract they have with the County that will expire in 2016. He explained that this was a follow up meeting from March 3, 2015 (one meeting a month).

Chairman Berndt provided a handout with talking points for the meeting including: review and finalize Insurance Requirements initially presented during the 3.3.2015 Special Meeting; Dispute Resolution review and finalize from 3.3.2015 Special Meeting; Security (clause 27) new language; Joint Arena Study Proposal; Rental Fee discussion; Maintenance & review contract sections 6-16 and amend, replace, confirm. He stated that the ERB requested to discuss Rental Fee (section 4); Capital Improvements (section 15) and Maintenance (section 13).

Commissioner Jewell requested to hold off on the discussion regarding (clause 27) security, until the next meeting due to conflicts in meeting with the Undersheriff to meet and discuss a proposal.

There was discussion of the insurance coverage proposed at (5 million dollars). The Rodeo Board expressed their discomfort for the large increase. They explained that with that kind of an increase it will cost the ERB an additional \$3,000.00 a year. The Board indicated that they would meet with the County's Risk Manager to re-examine coverage and the Rodeo Board will examine other rodeo events of the same caliber to see what level of coverage they are required to carry.

There was discussion on the Dispute Resolution clause and the Rodeo Board indicated that they would like to explore adding "binding

arbitration" to the last step of the Dispute Resolution. Rick Cole was tasked with drafting and providing potential language for review at the next meeting. Both the County and ERB were happy with the format for mediation.

There was discussion on the joint arena proposal. Changes requested were discussed and approved. Commissioner Jewell indicated that he would have the Prosecutor's office re-evaluate the proposed changes for a formal approval, noting that this would be done as expeditiously as possible so that the RFP can be drafted and proceed without further delay.

Discussion on the rental fees was initiated with the ERB presenting two possible approaches for establishing rentals in the new contract, those being "market rate". The BoCC agreed to work on establishing a written concept and the other proposal was for the ERB to assume management of the arena and infrastructure year round. The ERB will develop a proposal for the Board to review at the next meeting.

There was discussion about developing a "framework" for setting goals and objectives around the improvements. The Board and ERB agreed to have this as an on-going discussion. Brian Twardoski will draft a timeline for the next meeting to be reviewed.

Mr. Twardoski presented the BoCC at their request from the previous meeting on 3.3.2015, a transaction report for concessions.

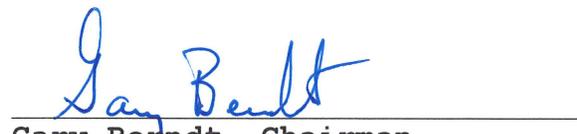
The Board determined they would set the next Special Meeting to be on May 11, 2015 at 5:30 p.m. in the Commissioner's Auditorium, Room #109.

Meeting adjourned at 7:30 p.m.

DEPUTY CLERK OF THE BOARD


Mandy Buchholz

**KITTITAS COUNTY COMMISSIONERS
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Gary Berndt, Chairman