

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

MONDAY

5:30 P.M.

MAY 11, 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: Greg Zempel.

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 April 8, 2015 (one meeting a month).

Chairman Berndt provided an Agenda outing talking points for the meeting including: discuss or finalize insurance requirements presented on 4/8/2015 (5MM); dispute resolution review and finalize from 3/3/2015 document (Rick Cole); Security (clause 27) new language (Commissioner Jewell); rental fee discussion (section 4); section 15 Capital Improvements: establish a grandstand initiative to be completed by 7/1/2020. i. Funding Sources:

1. Federal and state grant opportunities
2. Tourism/Lodging Tax
3. County Bonding Capacity / Debt Service
 - a. City of Ellensburg
 - b. County General Fund
 - c. County Tourism/Lodging Tax
 - d. Rodeo Board Association

ii. Rodeo Board shall be primary partners and associations use shall be deemed the primary scope when designing the renewal project; maintenance (section 13); review contract sections 6-16 and amend, replace & confirm. He apologized and stated that he was unable to follow up with the County Risk Pool Manager with regard to insurance requirements due to conflicts in scheduling. The Rodeo Board proposed a \$2MM in coverage and explained the purpose and protection provided by the Equine Liability Act that protects County and the ERB from claims by participants and animals used in the show. Chairman Berndt indicated that he would look into this with the County's Risk Manager.

APPROVED
5.19.15

Rick Cole presented a draft proposal of the Dispute Resolution Clause (DRC) for review. He noted that the only area he added language to was the binding arbitration section. The Board felt there should be some additional language to be added to the DRC, and indicated that they would meet and discuss.

Commissioner Jewell indicated that he and Clay Myers, Fair Board Security Director worked on the security clause (clause 27) and reviewed it as well as the updated rental fee (section 4) proposal. There was discussion on a 5% escalator versus consumer price index, current rodeo maintenance costs of maintenance of approx. \$30,000.00 per year.

Rick Cole reviewed a "red-line" draft proposal of the cost sharing agreement between Kittitas County and the Rodeo Board for payment for the arena remodeling design project. The Board discussed changes they would like to see and Mr. Cole indicated that he would make them and get the updated draft to the BoCC the following day. Commissioner Jewell encouraged the Rodeo Board to get the document updated and have the Rodeo Board President sign off on it. He explained that if that can happen before Thursday afternoon the Board can consider it and take action on the document during their Regular Agenda Session May 19, 2015. There was further discussion on the steps that will come after the document is formally adopted.

Commissioner O'Brien provided & reviewed an RFQ he drafted with the assistance of Patti Johnson, Solid Waste Director/Interim Maintenance Director/Project Manager. He asked that the Rodeo Board review the document and get back to him.

Brian Twardoski presented and reviewed a Gantt chart that outlined the rodeo grandstand renewal approach & timeline.

Ron Mitchell stated that the ERB was in agreement to accept the security (clause 27) as presented.

There was a review of areas to revisit and discuss at the next meeting including: rental fee proposal, BoCC feedback and proposed changes on the dispute resolution clause proposal, and an update on insurance.

The Board determined they would set the next Special Meeting to be on June 16, 2015 at 5:30 p.m. in the Commissioner's Auditorium, Room #109.

Meeting adjourned at 7:27 p.m.

KITTITAS COUNTY COMMISSIONERS

DEPUTY CLERK OF THE BOARD


Mandy Buchholz

KITTITAS COUNTY, WASHINGTON


Gary Berndt, Chairman