

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

TUESDAY

5:30 P.M.

JUNE 16, 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; Brian Twardoski & Megan Woodworth (General Manager).

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 May 11, 2015 (one meeting a month).

Chairman Berndt provided an Agenda outlining talking points for the meeting including: concerns or issues with the RFQ currently posted until 7/9/2015; Dispute resolution process language; Insurance requirements; Rental rate-Market Rate; Capital Improvements; 1 year termination clause; and the Maintenance clause 13.

It was determined that a panel of County and ERB Members would be formed to review the RFQ's that are submitted. Commissioner O'Brien, Mickey Webb, Event Center Director and Patti Johnson, Solid Waste Director/Project Manager/Interim Maintenance Director would represent the County and the ERB would submit a list of three members once they could meet, discuss and select the appropriate members, and they forward the 3 names to the Board of County Commissioners. It was noted that they committee will review the RFQ's and then set up interviews with a goal of conducting those interviews by the end of July.

Commissioner Jewell reviewed a redline version draft proposal of the Dispute Resolution process. The ERB requested time to meet and discuss it with their Board.

Chairman Berndt reviewed his follow up discussion with the County Risk Pool Manager. He stated that the recommendation from the WCRP due to the high risk potential that comes with Rodeo is still 5 million. Mr. Mitchell explained that this is not a deal breaker but due to the cost for them it will be something they will look to negotiate in another area of the Agreement. Mr. Twardoski stated

that since the County is part of a "pool" maybe the County could obtain a better rate for the ERB and something could be worked out that way.

Brian Twardoski presented the ERB's counter offer follow up to the Rental Rate/Market Rate discussion from the May 11, 2015 Special Meeting. The following is the counter offer from the ERB:

1. **Section 1. TERMS:**
 - a. Change paragraph 2 to be bounded on the west by Maple St.
2. **Section 4. RENTAL FEES:**
 - a. \$40,000
 - b. Rate adjustment tied to CPI at year 5
3. **Section 6. RECIPROCAL USE OF FACILITIES:**
 - a. Split all revenues received for use of Association owned properties 50%/50%
4. **Section 13. MAINTENANCE:**
 - a. July 1st Facility and Grounds Inspection:
 - i. County will get 30 days to re-mediate maintenance or repair items
 - ii. Any maintenance or repair items not re-mediated by 8/1, rodeo will perform the work and deduct from rental payment.
5. **Section 15. CAPITAL IMPROVEMENTS:**
 - a. Establish a Grandstand Initiative to be complete 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.

He stated that they desperately need parking for their corporate sponsors and that every year it is the biggest complaint they receive and every year they lose sponsors because of it.

There was no discussion on Capital Improvements or the 1 year term clause. There was discussion on the Maintenance Clause (#13) and Mr. Twardoski felt that the County and ERB have mis-matched expectations. He stated that currently the ERB budgets \$50,000.00 for maintenance and port-o-potty's. There was discussion on the following: annual inspection, a list compiled for inspection, cost defined, and how the Rodeo Grounds are returned to the County.

The Board determined they would set a future meeting sometime in mid-September or early October.

Meeting adjourned at 7:22 p.m.

DEPUTY CLERK OF THE BOARD


Mandy Buchholz

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Gary Berndt, Chairman