TUESDAY 4:00 P.M.  APRIL 4, 2006

Board members present:  Chairman David Bowen; Vice-Chairman Commissioner Alan Crankovich and Commissioner Perry Huston.

Others:  Julie Kjorsvik, Clerk of the Board; Sande DeSalles, Fair Marketing Coordinator; Scott Bradshaw, Public Works Director; Tom Swenson, Facilities Maintenance Director; Neil Caulkins, Deputy Prosecutor; Nancy Goodloe, Public Health Administrator; Kathryn Anderson, Fair Administrative Assistant; and approximately 25 members of the public.

PUBLIC HEARING  OPEN SPACE  COMMISSIONERS

At approximately 4:00 p.m. CHAIRMAN BOWEN opened a public hearing to consider requests for Reclassification for Open Space Land for Current Use Tax Assessment under the Open Space Taxation Act for Harris Emmons and the Estate of Irma Peterson, Executor K. Bryan Olson.

JULIE KJORSVIK, CLERK OF THE BOARD reviewed the applications submitted by Harris and Deanne Emmons (Parcel Number 21-41-35000-0008) and the Estate of Irma Peterson, Executor K. Bryan Olson (Parcel Number 20-16-32000-004, 20-16-32000-0005, 20-16-32000-0059, 20-16-32000-0060, 20-16-32000-0061, 21-16-32000-0062).  The appropriate filing fees and Forest Management Plans had been submitted for the Board's consideration.

PHIL HESS, CONSULTANT FORESTER said he had prepared the Forest Management Plans for both applications, and found that they are both in compliance.  He recommended that the Board of County Commissioners approve the applications.

THERE BEING NO ONE IN ATTENDANCE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

AGREEMENT  OPEN SPACE  COMMISSIONERS

COMMISSIONER CRANKOVICH moved to approve and authorize the Chair to sign Open Space Timber Taxation Agreements with Harris and Deanne Emmons and the Estate of Irma Peterson, Executor K. Bryan Olson.  COMMISSIONER HUSTON seconded.  Motion carried 3-0.
At approximately 4:05 p.m. CHAIRMAN BOWEN opened a public hearing to consider adopting the 2006 Public Health Fee Schedule, as recommended by the Kittitas County Board of Health on September 29, 2005.

NANCY GOODLOE, PUBLIC HEALTH ADMINISTRATOR explained the Kittitas County Board of Health adopted a Public Health Fee Schedule on September 29, 2005, which became effective January 1, 2006. She said their departmental budget for 2006 reflected the fee schedule and recommended the Board adopt the proposed Resolution.

THERE BEING NO ONE IN ATTENDANCE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

RESOLUTION 2006-54

COMMISSIONER CRANKOVICH moved to approve Resolution No. 2006-54, Adopting the Kittitas County Public Health Fee Schedule, as recommended by the Board of Health on September 29, 2005, effective January 1, 2006. COMMISSIONER HUSTON seconded.

COMMISSIONER HUSTON explained that even though the fee schedule had been approved by the Board of Health in 2005, which the Board of County Commissioners sit on, there is some question as to whether or not the Board of Health has authority for Board of County Commissioners, so essentially the purpose of the hearing was to ratify the action from the Board of Health.

Motion carried 3-0.

At approximately 4:10 p.m. CHAIRMAN BOWEN opened a public hearing to consider revisiting the current Kittitas Valley Event Center (at the Fairgrounds) weekday, weekend, and commercial rental fees for: Home Arts, 4H/FFA, Fine Arts, Heritage Center, Youth Craft, Frontier Village, Gazebo, Superintendent’s, Gold Buckle, Western Village, Behind the Chutes, Novelty Booths, Rodeo Food Booth, Bucking Chutes, Rodeo Arena (Full Day), Rodeo Arena (Half Day), Rodeo Arena (Commercial), Bloom Pavilion (Half Day), Horse Boarding (monthly), Bloom Pavilion Livestock Fee, Stalls (Event Fees), Stalls (Daily Fees); certain amenities; and to establish a fee structure for Kittitas County Departments, Interlocal Government Agencies and...
other City, County, and State of Washington governmental rental fees.

SANDE DESALES, FAIR MARKETING DIRECTOR read a statement dated April 4, 2006, which included an overview of what has transpired.

THOSE PRESENT & TESTIFYING: SHERI DOUGLAS asked for clarification between the indoor and outdoor arena fees. She questioned the soil conditioners and questioned how much the Rodeo Association had paid since they are the main users? She did not understand the extreme cost increase in certain areas and not across the Board. TERRY POWERS testified he rents the pavilion in the winter and questioned the justification of a livestock fee, in addition to the rental fee. He asked why assess a livestock fee in certain areas and not others. He was concerned that the increased fees would eliminate a lot of clubs due to the high costs. CINDY WHICKAM was concerned with the increased prices for a non-profit club, and felt they were not given appropriate notice or time to adjust their budgets. She wanted to know what comparables and venues were used in the review? JILL PENNINGTON felt the community members were going to be ousted by commercial users, and the non-profit groups and clubs won’t be able to fundraise enough to absorb the high costs. She was worried that the tradition of the community will be lost. JOANNE WISE representing Western Art Association, expressed concerns of Non-Profit organizations having a nearly 30% increase in fees from last year. She reviewed the additional costs they incur including renting the Bloom Pavilion to house trailers for artist’s supplies etc. and claimed there was no work up needed on the dirt. She felt with the increased fees, it would be very tough on those groups who fundraise only one time a year. She said in the past, their organization has had to pay a $700.00 clean up fee, and they ended up going in prior to the event and cleaning up the kitchen area before they used it. She said there have also been problems with bathrooms. She noted the Western Art Association had donated all the track lighting to the Fairgrounds located in Fine Arts building. JEANNIE LUSK said the Rodeo City Equestrians changed back to an hourly rate for the outdoor arena for this summer, and they did not budget the substantial increase in fees. DIANA TASKER representing Spirit of the West appreciated the fee reduction for Non-Profit status, but questioned groups being charged different amounts for deposits (ranging from 25%-50%). She mentioned that when they have rented a portion of the Fairgrounds, and have chosen to bring in a food vendor, the Fair charges them another fee, and she felt it was double renting for the same space. She said they appreciate use of the Fairgrounds, and understood the need to increase costs, but not so substantial all at one time. She was concerned people might take their business elsewhere. BETH BENDER said she was a member of Rodeo City Equestrians, and suggested having members of the Event Center meet with those people who have a desire to rent the
facilities at hourly rates so they could try to come to an understanding. She was concerned because had been no preparation for such a large increase in fees. **KATIE BREMNER** said she was a member of Barrel Racers, Roping Club, and felt the facilities were nice, but if prices kept going up, they could not afford to continue to rent the facilities. **TOMMY PRATT** wanted the Board to know that he has never had a problem with staff at Fair. He felt organizations are already asking so much of the community, and if the fees were raised too much, they would not be able to have the events, which are mostly youth oriented. He said Moses Lake is looking for people to come and use their facility, and if the rates continue to increase, some will be forced to take their business elsewhere. **CECILIA VAN EPPS** of the Eastern Washington Quarter Horse Association felt the facilities were good, and that she was worried about what would happen to the “early bird special” and it was possibly being eliminated. She said she was retired on a fixed income and could not use facilities anymore if they did away with the special. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**SANDE DeSALLES** addressed the Bloom & Rodeo Arena fees, claiming that the work up time on the dirt outside is more. She noted the Ellensburg Rodeo Board has put a substantial amount of money towards the facility, including gravel, paving the drive area, building of western town, a new concession stand, paint, and felt they have worked cooperatively.

**COMMISSIONER HUSTON** noted the Ellensburg Rodeo Association has a separate agreement, and pay a large sum amount, which is a separate time line, and their negotiations are up for review some time soon.

**SANDE DeSALLES** said the Fair Board contracts with Posse year by year. She explained that the Fair Board was an extension of the Board of County Commissioners, serving as an advisory Board. She noted the livestock fee went up $25 per event, not per animal for each group, due to there being a lot of prep and clean up work, including steam cleaning walls because of the animals residue. She said when they did their comparisons they looked at the facilities with “like-size facilities” including Moses Lake, and looked at costs and then worked backwards, and they event tracked what other facilities provide and don’t provide. The Fair has an agreement with the Western Art Association to not bring in livestock events during their event, and therefore they won’t rent the Bloom Pavilion so they can use it for extra parking. She noted Non-Profit organizations receive a 25% fee discount and all deposits have standard fees and are not charged differently. **Hourly rate:** Work up costs is same if daily versus hourly. She said concession fees are charged a flat rate if they are outside of the facilities, (if
inside, there are no extra fees) because they need to hook up to water and electricity.

**TOM SWENSON** reviewed the new positions that were put in place. He said they tracked time and determined that nearly 50% of time was spent setting up for events, and there was not nearly enough coverage for the people to set up for events and complete work ups. He said they hired 3 part-time people to allow for 7 day a week coverage, which their total emphasis is setting up for events.

**CHAIRMAN BOWEN** said he would like to see a discussion between staff and users of arena. He said the rates that were passed in November could not be changed unless action is taken by the Board of County Commissioners. It was the Board’s direction to Sande to conduct a review and come back with recommendations.

**COMMISSIONER CRANKOVICH** felt if the hearing had been properly notified to frequent users of the Fairground facilities, they would have been having this discussion back in November. He felt everyone understood the need to increase fees, but the amount is disputed. He encouraged discussions to take place with those people with the most at stake. He said the fees may end up where they currently are, but at least there will have been input from the users.

**COMMISSIONER HUSTON** said it is a fact that government operates at subsidy. He said there are many benefits of keeping activities at facilities. He said the current fees will stay as they were passed, but encouraged staff to move with some alacrity, and if in the end, the fee needs to be amended based upon mutual agreement with the parties, the Board can do adjustments. He stated he does not want to get into refunding, because the fees do have a justification. He encouraged groups to advocate for organizations, and to not overcomplicate things, but to have groups put forth “this is what we do” and include information such as the people they serve and events they hold. He said it’s not necessarily a negotiation, because that’s the Commissioner’s job, but make the information clear, prior fees, current fees, to feel free to make their own proposal.

**SANDE DeSALLES** said she would visit with all users, not just HI users, but only with one group at a time.

**CHAIRMAN BOWEN** moved to continue the public hearing to Tuesday April 18, 2006, at 4:00 p.m. in the Commissioner’s Auditorium, and to direct staff to work with users of facility regarding workup and labor time set up etc. **COMMISSIONER CRANKOVICH** seconded. It was noted that the record was open to written comments, and the Board would reopen public testimony at the continued hearing.

Motion carried 3-0.
At approximately 5:35 p.m. CHAIRMAN BOWEN opened a public hearing to consider a private hangar ground lease located at the Kittitas County Airport, Bowers Field, located in Township 18N, Range 18E, Section 24 W.M. containing approximately 1,500 square feet.

SCOTT BRADSHAW, DIRECTOR OF PUBLIC WORKS explained that Tom Crawford has a private hanger located on 1,500 square feet of leased airport property within the Aeronautical area, and the 25 year lease was entered into on April 15, 1996, and is now due for the 5 year renegotiation. He said while negotiating a new lease rate, they also proposed a change in the wording for Paragraph #5 “Fire Protection” that it would enable the fire protection fees to be calculated yearly by the Fire District and Assessor’s office.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

LEASE ADDENDUM  TOM CRAWFORD-AIRPORT PROPERTY  PUBLIC WORKS

COMMISSIONER CRANKOVICH moved to approve an Addendum to a Lease Agreement between Kittitas County and Tom Crawford, with rental rates from April 1, 2006 through March 31, 2011. COMMISSIONER HUSTON seconded. Motion carried 3-0.

VOUCHERS

The Board of County Commissioners approved the following vouchers:

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Meeting adjourned at 5:40 p.m.