

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
COMMISSIONERS CONFERENCE ROOM  
SPECIAL MEETING**

**TUESDAY**

**1:30 P.M.**

**JUNE 27, 2017**

Board members present: Chairman Paul Jewell; Vice-Chairman Laura Osiadacz. Excused: Commissioner Obie O'Brien.

Others: Julie Kjorsvik, Clerk of the Board; Jill Scheffer, Event Center Director; Mike Burtness, Representative of Mel's Bowl; and 3 members of the public.

**SPECIAL MEETING**

**MEL'S BOWL**

**COMMISSIONERS**

At 1:30 p.m. Chairman Jewell Opened a Special Meeting to receive an update on a proposal for Mel's Bowl & Family Fun Center.

Mike Burtness, representing Mel's Bowl & Family Fun Center provided information on their intent to provide entertainment including six lanes of bowling, mini golf, performance area, coin operated games and a restaurant. He reviewed language to include in a proposed lease; explanation of annual operating income; and infrastructure requests from the County.

Chairman Jewell said he felt better about the group's latest proposal and how they were asking less from the County. He noted if the proposal were to eventually move forward the County would need to approve concepts prior to structurally altering anything to the building including the exterior paint color. Any of their requests would need to be approved in a Special Meeting of the Board of County Commissioners. Mr. Burtness said they'd also like to put some insulation in the building to help with the temperature in the winter months.

There was discussion on having a profit sharing agreement with the County for the net funds generated through operational based earnings. Chairman Jewell suggested not basing the numbers on net profit as they can be easily manipulated, but rather it should be under gross sales (but not to include any grants or donations). He felt the proposed rental rate was too low and in order to mitigate that they could consider revenue sharing and negotiate a percentage rate.

Commissioner Osiadacz questioned if the group had done any research on similar types of establishments with the same sized cities; industry numbers of usage; market data, etc. Although the group did not have that information they said they'd be happy to look into it.

**APPROVED**  
7-18-17

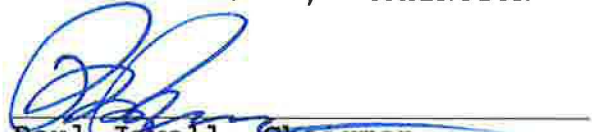
It was determined the group would take the information shared at the meeting back to their Board members and then notify the Commissioner's office when they are ready to schedule the next meeting. Chairman Jewell said he would ask the County Risk Manager to work on what requirements would be needed for insurance coverage so the costs could be determined and included in an Agreement.

The meeting was adjourned at 2:14 p.m.

**CLERK OF THE BOARD**

  
Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Paul Jewell, Chairman