

Town of West Yellowstone

Town Council Meeting
Tuesday, April 5, 2016
Povah Community Center

6:00 PM

Health Care Services Presentations

- Community Health Partners
- Madison Valley Medical Center

*Each responder has been asked to make a 20 minute presentation.
There will be an opportunity to ask questions following each presentation.*

7:30 PM

Pledge of Allegiance

Purchase Orders

Treasurer's Report

Claims*

Consent Agenda: **March 15, 2016 Town Council Meeting** ∞
March 22, 2016 Town Council Work Session ∞

Business License Applications ∞

- Golden Route Operations-Montana, LLC. (Name change from Big Sky Gaming, LLC.)

Advisory Board Report(s)

Town Manager & Department Head Reports

Assignments Report

Comment Period

- **Public Comment**
- **Council Comments**

UNFINISHED BUSINESS

School Water Main Request

Discussion/Action

Union Pacific Dining Lodge Lease Addendum

Discussion/Action ∞

NEW BUSINESS

Planning Board Appointments

Discussion/Action ∞

- Bill Howell

Correspondence/FYI

Meeting Reminders

* (Due to Spring Break, Claims will be available Tuesday afternoon April 5, 2016)



Policy No. 16 (Abbreviated)
Policy on Public Hearings and Conduct at Public Meetings

Public Hearing/Public Meeting

A public hearing is a formal opportunity for citizens to give their views to the Town Council for consideration in its decision making process on a specific issue. At a minimum, a public hearing shall provide for submission of both oral and written testimony for and against the action or matter at issue.

Oral Communication

It is the Council's goal that citizens resolve their complaints for service or regarding employees' performance at the staff level. However, it is recognized that citizens may from time to time believe it is necessary to speak to Town Council on matters of concern. Accordingly, Town Council expects any citizen to speak in a civil manner, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the presiding officer.
- Public comments related to non-agenda items will only be heard during the Public Comment portion of the meeting unless the issue is a Public Hearing. Public comments specifically related to an agenda item will be heard immediately prior to the Council taking up the item for deliberation.
- Speakers must state their name for the record.
- Any citizen requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the presiding officer.
- If a representative is elected to speak for a group, the presiding officer may approve an increased time allotment.
- If a response from the Council or Board is requested by the speaker and cannot be made verbally at the Council or Board meeting, the speaker's concerns should be addressed in writing within two weeks.
- Personal attacks made publicly toward any citizen, council member, or town employees are not allowed. Citizens are encouraged to bring their complaints regarding employee performance through the supervisory chain of command.

Any member of the public interrupting Town Council proceedings, approaching the dais without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Town Council, shall be deemed to have disrupted a public meeting and, at the direction of the presiding officer, shall be removed from the meeting room by Police Department personnel or other agent designated by Town Council or Operations Manager.

General Town Council Meeting Information

- Regular Town Council meetings are held at 7:00 PM on the first and third Tuesdays of each month at the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana.
- Presently, informal Town Council work sessions are held at 12 Noon on Tuesdays and occasionally on other mornings and evenings. Work sessions also take place at the Town Hall located at 440 Yellowstone Avenue.
- The schedule for Town Council meetings and work sessions is detailed on an agenda. The agenda is a list of business items to be considered at a meeting. Copies of agendas are available at the entrance to the meeting room.
- Agendas are published at least 48 hours prior to Town Council meetings and work sessions. Agendas are posted at the Town Offices and at the Post Office. In addition, agendas and packets are available online at the Town's website: www.townofwestyellowstone.com. Questions about the agenda may be directed to the Town Clerk at 646-7795.
- Official minutes of Town Council meetings are prepared and kept by the Town Clerk and are reviewed and approved by the Town Council. Copies of approved minutes are available at the Town Clerk's office or on the Town's website: www.townofwestyellowstone.com.

WEST YELLOWSTONE TOWN COUNCIL
Town Council Meeting
March 15, 2016

COUNCIL MEMBERS PRESENT: Mayor Jerry Johnson, Brad Schmier, Pierre Martineau, Cole Parker, Greg Forsythe

OTHERS PRESENT: Town Manager Daniel Sabolsky, Finance Director Lanie Gospodarek, Public Services Superintendent James Patterson, Chief of Police Scott Newell, Social Services Director Kathi Arnado, WY News Editor Jeremy Weber

Richard & Teri Gibson, Donald Holtzen, Marin Aurand and Monika Rogers from the Yellowstone Historic Center, Helene Righenour, Brock Kelley, Glen Loomis, Randy Wakefield-Fall River Electric, and Jason Howell-WY School Board

The meeting is called to order by Mayor Jerry Johnson at 7:00 PM in the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana.

Portions of the meeting are being recorded.

The Treasurer's Report with corresponding banking transactions is on file at the Town Offices for public review during regular business hours.

ACTION TAKEN

- 1) Motion carried to approve Purchase Order #6732 to Bear Saver to purchase eight bear-proof garbage cans. (Schmier, Martineau)
- 2) Motion carried to approve the claims which total \$88,251.42. (Forsythe, Parker) Forsythe abstains from claim #41820, Schmier abstains from claim #41824.
- 3) Motion carried to approve the Consent agenda, which includes the minutes of the March 1, 2016 Town Council meeting. (Martineau, Forsythe)
- 4) Motion carried to approve the parking plan for the Days Inn and allow the Loomis Family Partnership to purchase 30 parking spaces through the cash-in-lieu to satisfy the parking requirements. (Forsythe, Martineau) See Next Motion.
- 4a) Secondary motion carried to reduce the amount of parking spaces to be purchased to 28 and that the 2 additional spaces for the restaurant be considered mixed and shared use, with the stipulation that if the amount of rooms change, the plan will be reviewed again. (Johnson, Martineau) Parker is opposed, motion passes, replaces previous motion.
- 5) Motion carried to table the request from the School regarding the water main installation until after the School receives all the bids for the project and can determine what financial position they are in. (Martineau, Parker)
- 6) Motion carried to approve Resolution No. 675, a resolution authorizing the Town Manager to sign all financing related documents with First Security Bank for the purchase of 80 acres of US Forest Service land. (Schmier, Forsythe)
- 7) Motion carried to table the request from the Yellowstone Historic Center to add an addendum to the lease for the Union Pacific Dining Lodge until the next meeting when the final addendum can be presented for approval. (Forsythe, Schmier)

Public Comment Period

No public comment is received.

Council Comments

Pierre Martineau reports that Mr. Jim (Hostetter) from the Little Geysers Daycare is going in for open heart surgery next week for two plugged valves and hopes everyone will keep them in their thoughts. He also says that he would like to have a work session to discuss the appearance of Old Town, specifically the property along Highway 20.

Forsythe says that last year they took legislation to the legislature last year to increase the resort tax by 1% to fund historic preservation, but the measure failed. He suggests preparing such legislation to make another run at it next year. The group briefly discusses why the legislation failed last year. Glen Loomis is present at the meeting and suggests petitioning the legislature to allow communities to add ½ percent of 1% to the resort tax laws to fund historic preservation only and only if voted in by the community. He also mentions that Big Sky hired a lobbyist last year and if they are serious about it that is probably what they need to do.

DISCUSSION

- A) **Advisory Board Reports:** Council Member Parker reports that the Health Care Services Advisory Board has met twice over the last two weeks to review the responses to the Health Care RFP. Patterson reports that the Planning Board met last week but did not have a quorum present.
- B) **Town Manager & Department Head Reports:** Town Manager Daniel Sabolsky reports on current issues - **Water and Sewer Issues:** We have received estimates from Dick Dyer on the amount of revenue that will be generated from the Water and Sewer rate adjustments. The additional revenue will be used to replace the aging water/sewer lines, undertake system upgrades, and install system back-ups. The rate adjustments will be used for items that need to be undertaken whether the town develops the 80 acres or not. At upcoming Council meetings, we will start the process of approving the adjustments. Status: On-going. **Recreation Scholarships:** Kathy and Brandy are working on the grant proposal and have had conversations with potential donors. Status: On-going. **WYED Consulting Contract – Public Input Project:** I meet with some members of the WYED Board, HRDC staff members, and Habitat for Humanity (also, Ms. Goldstein) regarding the development of residential units on Electric Street and another project within the Town. Status: In progress. **Food Truck Ordinance:** I have completed most of the research to draft an ordinance to address food trucks in the Town, if desired by council. As requested by Council, I forwarded a copy of an educational pamphlet by the American Planning Association and a sample ordinance from the City of Raleigh. Status: No action. **Grizzly Internet:** Five weeks ago, the Town emailed the assignment of lease document to Safelink for their signatures. As of the writing this report, we have not received it yet. However, Ms. Roos has received an e-mail from Safelink stating they are waiting on their bonding. Status: Pending. **Payroll System:** The management staff has been exploring the option to fully automate the payroll system before the Town converts to a bi-weekly payroll system. We have tentatively decided to use Black Mountain's Payroll Module. On March 23, Black Mountain will be at Town Hall to demonstrate their software. Status: In-progress. **Growth Policy:** The Planning Board has been working on the update to the Town's Growth Policy. The revisions and formatting have been completed. Last week, the Planning Advisory Board approved the Growth Policy plan with one condition: there are couple of sentences added addressing the snow grooming activities in the Town and surrounding areas. Once the information is provided and added to the document, the final draft will be sent to the Town's legal counsel. Status: In-progress **Police/Dispatcher/ 911 Training:** The staff has reviewed proposals for the hardware needs (servers etc.) for the 911. We are ready to select a vendor, but we will need to make a budget amendment. In addition, we are part of an RFP with Gallatin County for 911 stations. We have been interviewing companies to rewrite the Department's policy manuals. Status: In-progress. **80 Acre Financing:** The Town signed the Conditional Commitment Letter with First Security Bank for the financing of the 80 acres. The Finance Director has contacted Ms. Cynthia Weed, of K & L Gates , to assist the Town with drafting the necessary documents to assign a portion of

the Resort Tax to service the debt with First Security. I will be signing an engagement with K & L Gates next week after the letter is reviewed by our legal counsel. Status: In progress **Summer Traffic Issues:** This summer, both Idaho and Montana, plan on substantial road projects on Route 20, 87, and 287. Status: In progress. **Days Inn Parking:** Met with a representative from Days Inn about their proposed expansion of their building and parking. Staff reviewed their plan with the Planning Advisory Board. We had a follow-up meeting with Days Inn before presenting their plan to council. Status: In progress. **School Expansion Project:** Met with the West Yellowstone School District superintendent and a Board member about their pending project. We were able to coordinate the infrastructure needs of the new school addition. Once the bids are received and reviewed, the school will have a better idea if they need further assistance from the Town. We anticipate meeting with the School District in early May. Status: In progress. **Organizational Development:** Two management initiatives have been started: 1) Performance Management (10 Webinars) from MMIA and 2) The Leadership Challenge - training being provided by Montana State.

Town Related Items:

- Meet the Medical Advisory Board (2).
- Worked with Legal Counsel on pending litigation and mediations.
- Attended two Planning Advisory Board meetings.
- Attended the Chamber of Commerce monthly meeting.
- Worked with Town Engineer on School Project.
- Attended Cluster-Gallatin National Park Planning Meeting
- Working on minor alterations to the Resort Tax ordinance.
- Attended Montana's Executive Academy with Liz Roos.

Public Events Attended:

Kids-n-Snow, Snow Shoot, Snowmobile Expo, West Yellowstone Sled Dog Races, and Wild Bill Octane.

Public Services Superintendent James Patterson reports that they made it through the Snowmobile Expo and Wild Bill Octane Nights concert events last weekend. They are close to being finished with the remodeled restroom at the Police Station and are working on other portions of that building. He also mentions that they have had a lot of repair expenses on equipment this winter and they are over budget. He says they are preparing for spring and the effects of the snow melt. Social Services Director Kathi Arnado reports on a meeting she attended recently about the increased enrollment for Montana Medicaid. She says that they expect to see more people looking for assistance filing for unemployment. She says she also certified this year to be an IRS certified tax prep consultant. Finance Director Lanie Gospodarek reports on preparations for upgrading the payroll program, advertising and preparing for the water and sewer rate increases, financing for the 80 acres. Chief of Police Scott Newell reports that the weekend events went smoothly. He says they did receive a \$4000 mini-grant to cover overtime from the weekend. He said they only had two arrests over the weekend and the security was very effective.

- 4) Mayor Johnson explains that the parking plan for the Days Inn was tabled at the last meeting pending additional information. Town Manager Dan Sabolsky presents a full-size site plan for the property and outlines the calculations they performed to determine how many parking spaces are required. The entire property requires 145 spaces and there are 114 spaces onsite, but the ordinance requires 80% of the parking for a hotel to be on-site, which would be 116 spaces. According to the ordinance, the motel can count half of the parking spaces on the street towards the cash in lieu spaces that can be purchased. Glen Loomis answers multiple questions about the site plan and explains how they have calculated the parking.

Johnson says that he believes the restaurant qualifies for mixed and shared use and believes that they should only have to purchase 28 spaces. Parker asks about snow storage and whether they have enough room to store snow on their side of the interior park. Brock Kelley responds that they have an agreement with their neighbors to stack the snow on the north side of the alley. Everyone else just plows to the pile on the north side and they pay to stack it and clean it up in the spring. Parker expresses concerns that

came up in the Planning Board meeting about using the cash in lieu process to just help businesses become wealthier. He questions whether there will ever be a limit to the cash in lieu parking. Glen Loomis says that the cash in lieu process was developed many years ago to help businesses to grow and improve their properties.

The Council briefly discusses the water use of the new addition to the hotel. Sabolsky says that according to the calculations they performed for water use, use of the water-efficient appliances and fixtures should reduce the water use by 25.6%. Kelley explains that in addition to reducing the water use for the new rooms, they are also changing out the fixtures in the existing 71 rooms. Johnson says that they need to be careful what they allow as other potential projects will be paying close attention to how this one is handled.

- 5) Jason Howell, School Board member, reports that they would like permission to route the water main from Alley D through a street cut of Geysler Street. They have released the bids including an alternate to obtain pricing for placement of that water main. Howell also explains that the elevation of the school is lower than the storm drain system in Alley D, which means they need to install dry or wet sumps to collect water run off. He says dry sumps are normally not allowed but they are requesting permission to install dry sumps so they are not required to have a retention pond. There is brief discussion about potential problems caused by a retention pond, placement of the playground, and the effectiveness of dry sumps. Howell explains that the bids for the new addition will be opened March 24, but it will take some time to vet the bids and make awards. The school has a meeting scheduled with the contractor on April 6, 2016 and will come back to the Town after that with an official request.

- 7) The Council discusses a request from the Yellowstone Historic Center to add an addendum to the current lease for the Union Pacific Dining Lodge to allow use of the grounds surrounding the building for events that the building is rented for. Marin Aurand of the YHC addresses the Council explains that they have had requests to have ceremonies outside the building. The group considers possible other uses of the lawn surrounding the building and what should be permitted. Johnson says he has no problems as long as they are not charging extra money for use of the grounds or use it to sell items that would compete with local businesses and any garbage is cleaned up. The Council agrees. Sabolsky says he will work out the boundary language with Aurand, but they basically agree to include the grounds from Yellowstone Avenue to the railroad right of way and then the Police parking lot to the west of the small building next to the Generator building.

The meeting is adjourned. (8:15 PM)

Mayor

ATTEST:

Town Clerk

WEST YELLOWSTONE TOWN COUNCIL

Work Session March 22, 2016

COUNCIL MEMBERS PRESENT: Mayor Jerry Johnson, Brad Schmier, Pierre Martineau, Greg Forsythe

OTHERS PRESENT: Town Manager Dan Sabolsky, Finance Director Lanie Gospodarek, Assistant Public Services Superintendent Dave Arnado, WY News Editor Jeremy Weber, Jennifer Jordan, Richard and Teri Gibson, Helene Rightenour, Tom Cherhoniak, WY Chamber of Commerce Executive Director Marysue Costello

The meeting is called to order by Mayor Jerry Johnson at 6 PM in the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana

Public Comment Period

No public comment is received.

Council Comments

Mayor Johnson mentions that JoAnn DAgostino passed away last week, services will be in Bozeman later this week.

DISCUSSION

Mayor Johnson calls the meeting to order. The first topic of discussion is food trucks and temporary food vendors. Johnson says he thinks this topic is fairly simple. He says he does not think they should be allowed on public property, but if an existing business has extra parking spaces or a private property owner has space, then they should be allowed. They briefly discuss whether there are very many hotels that have extra parking spaces. Schmier suggests they consider whether parking spaces are more available during certain hours. Town Manager Dan Sabolsky says that he has done quite a bit of research on this topic and says he has a list of questions they can go through that will help them determine what they want to allow. Johnson suggests they discuss how the Council feels about the topic and then work through those questions. Schmier shares several points of consideration that he researched on the internet including access to bathrooms, hours of operation, requiring a food truck “base” where they can access fresh water and dispose of wastewater legally, specific areas or zones where they are allowed, fire protection, etc. He says he was surprised at how many cities allow them on public property. Johnson says they have been criticized many times for not working towards improving the appearance of the business area and allowing food trucks will not necessarily help that. Sabolsky summarizes the considerations he briefly mentioned earlier including seating, maximum number of units, signage, sale of goods besides food, size of the truck, etc. Johnson says that the Health Department has specific rules for food trucks including access to an area to safely wash dishes-which cannot be a private residence. The Council agrees they do not want to allow food vendors on public property unless as part of an approved special event. They discuss conditions for allowing temporary food vendors on private property. The group debates what the definition of “mobile” is. Schmier says that one of the restrictions he saw was to prohibit food trucks to be parked on a dirt surface. The Council discusses the issue at length, Sabolsky says that when everyone is back in town, he will meet with Patterson, Fire Chief, Police Chief, and others that would be involved to come up with some recommendations.

The next item of discussion is code enforcement and Mayor Johnson asks Martineau to explain his concerns. Martineau says he met with the Police Chief, Patterson, and Arnado to discuss what they can do to improve the appearance of public property. He mentions an area where there are multiple cars parked, but the Chief doesn't feel he has the manpower to really police parking issues. Martineau says they also discussed improving the interior parks to the east and west of Canyon Street in the downtown area. Patterson estimated that to do the four interior parks with Town labor, they would need to purchase a holding tank, the magnesium chloride, and rent a roller to smooth the interior parks. The cost estimate is approximately \$55,000 to \$60,000 to accomplish it. The Council indicates that they are more interested in contracting out the application of the magnesium chloride than investing in the equipment. The Council also discusses parking and parking enforcement and whether they should reduce the time a vehicle may remain parked in one location. Teri Gibson suggests “leasing” parking spaces in the interior

parks to businesses. The group discusses various aspects of code enforcement and what the most pressing problems are. Forsythe asks if they have ever adopted any color or design guidelines for town. Johnson responds that they have not. Forsythe expresses concerns about not being able to control the use of neon or very bright colors. Sabolsky indicates that he will meet again with staff to put together recommendations for the Council on this subject.

The meeting is adjourned. (7:35 PM)

Mayor

ATTEST:

Town Clerk

Town of West Yellowstone Business License Application

Business Name: Golden Route Operations-Montana LLC
Applicant: Golden Route Operations-Montana LLC
Contact Person: Matthew W. Flandermeyer, Vice President
Mailing Address: 6595 S. Jones Blvd., Las Vegas, NV 89118
Physical Address of Business: No physical location in town.
Phone Number: 702-893-7777 Fax Number: 702-798-7211
Email Address: mflandermeyer@goldenent.com Website: www.goldenent.com

Signature of Property Owner of Record: _____
Matthew W. Flandermeyer, Vice President

Subdivision: Does not apply
Block: Does not apply Lot: Does not apply

Zoning District, please mark one:

- B-3 Central Business District (Old Town) PUD Planned Unit Development (Grizzly Park)
 B-4 Expanded Business District (Grizzly Park) Residential Districts, Home Occupations Only (Mad Add)
 E-2 Entertainment District (Grizzly Park)
- New Business Transfer of Ownership
 Change of Location Name Change

- Is this business licensed by the State of Montana? Yes No Does not apply
- Appropriate City/County/Health Dept approvals (if applicable) Yes No (please attach)
- If this business is located in Grizzly Park, has the business been approved by the Grizzly Park Architectural Committee (GPAC)? Yes No

Type of Business Please explain in detail the following: number of units, seating capacity, etc. Contractors should list trailers and equipment and where these items will be stored.
Formerly known as Big Sky Gaming, LLC. Golden Route Operations-Montana LLC has been licensed by the Montana Department of Justice-Gambling Control Division as a video gambling operator, manufacturer, and distributor. Attached are copies of approvals from Montana Department of Justice-Gambling Control Division and Montana Secretary of State regarding the change of name.

Business License Fee: \$50.00
Resort Tax Bond: \$N/A
Total Amount Due: \$50.00



Signature of Applicant
Matthew W. Flandermeyer, Vice President

Signature of Applicant
03/29/16

Date

FOR OFFICE USE ONLY

Date Approved by Town Council: _____

Date _____ Check # _____ Amount \$ _____ License # _____

SCN _____ BLP _____ STX _____ BLC _____ RDX _____

Site Plan

Business Name:

Business Owner:

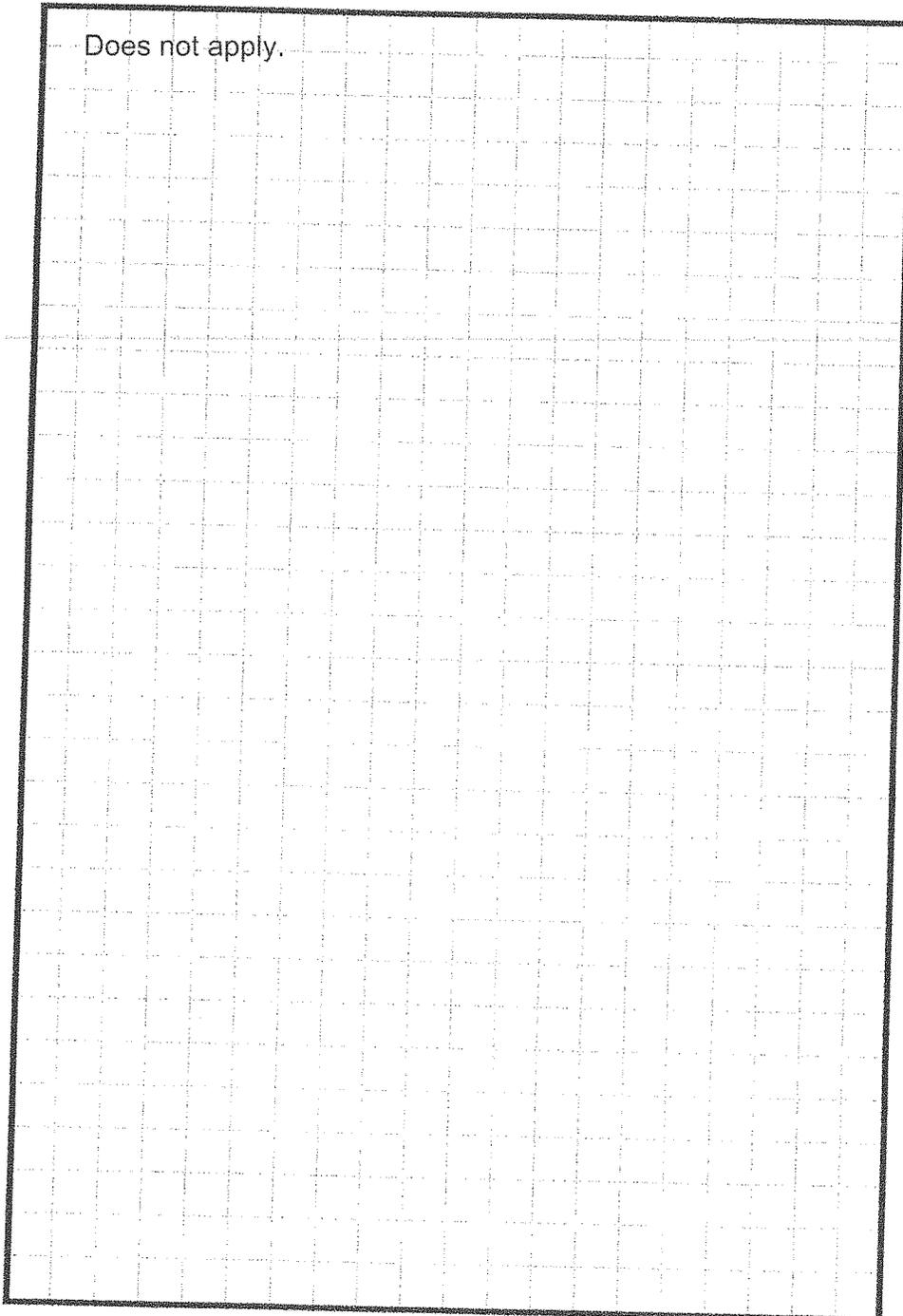
Business Street Address:

Block:

Lot:

Subdivision:

Does not apply.



Scale: 1 inch = 20 feet

Note: This grid represents a standard Town lot, 100 feet by 150 feet.



Attorney General
Tim Fox

STATE OF MONTANA
DEPARTMENT OF JUSTICE
GAMBLING CONTROL DIVISION

GOLDEN ROUTE OPERATIONS-MONTANA
6595 S JONES BLVD
LAS VEGAS NV 89118-3337

March 17, 2016

Account ID: 6199849-003-MDR
Letter ID: L0984096384

Type Of License:
VGM Manufacturer
 Legal Gambling Devices
 Illegal Gambling Devices
VGM Distributor
VGM Route Operator
Associated Gambling Business License
Accounting System Vendor

License Valid Through: March 17, 2016 - June 30, 2016
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Dear Licensee:

- You have been granted a license for Fiscal Year 2016. This license is a privilege to operate as allowed by law under license(s) granted.
- You have been granted a license for Fiscal Year 2016. This license grants you privilege to manufacture and export gambling devices, which are not authorized for use in Montana.
- You have been granted a Accounting System Vendor license for Fiscal Year 2016. This license is a privilege to distribute approved accounting system equipment to licensed gambling operators, licensed manufacturers, distributors, route operators and non-profit organizations in the state of Montana.
- You have been granted a Associated Gambling Business License for Fiscal Year 2016. This license is a privilege to provide a service or product to a licensed gambling business in the State of Montana.

The Account ID printed above is your license number. Please use this number when corresponding with this office to help ensure that responses are timely and records are complete.

If you have any questions regarding this license or any other aspect of your operation, please feel free to contact this office.

Sincerely,

Stacy Rogstad

Licensing & Tax Section
Gambling Control Division

SECRETARY OF STATE
Linda McCulloch -- State of Montana



Montana State Capitol
PO Box 202801
Helena, MT 59620-2801

JAYMEE TAN
GOLDEN ENTERTAINMENT INC
6595 SOUTH JONES BLVD
LAS VEGAS NV 89118

CERTIFICATE OF FILING

I, LINDA McCULLOCH, Secretary of State of the State of Montana, do hereby certify that

OLD NAME: BIG SKY GAMING, LLC
NEW NAME: GOLDEN ROUTE OPERATIONS - MONTANA LLC

filed its AMENDED CERTIFICATE OF AUTHORITY in this office and has fulfilled the applicable requirements set forth in law. By virtue of the authority vested in the office, I hereby issue this certificate evidencing filing effective on the date shown below. I wish you the best of luck with all your future endeavors as part of the Montana business community.

Certified File Number: E071252-560087

Dated: March 10, 2016

Effective Date: February 23, 2016

A handwritten signature in cursive script that reads "Linda McCulloch".

Linda McCulloch
Secretary of State



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**TOWN OF WEST YELLOWSTONE
YELLOWSTONE HISTORIC CENTER
LEASE AMENDMENT
_____, 2016**

On January 6th, 2015, the Town of West Yellowstone, the (“Town”), and the Yellowstone Historic Center, Inc., (“YHC”) entered into an Amended Lease Agreement, the (“Agreement”) for the lease of certain property owned by the Town and commonly known as the Union Pacific Dining Lodge, (“UPDL”). The Agreement provided that YHC would lease all rooms and facilities within the confines of the building. The parties to the Agreement now desire to amend the Agreement to include the grounds surrounding the building, the (“Amendment”).

In consideration of the mutual promises, covenants and conditions contained herein, which the parties agree are sufficient consideration for this Amendment, the parties agree to amend the Agreement as set out below. All terms and conditions of the Agreement that are not amended below shall remain in full force and effect.

1). Description of Premises. The Town hereby demises and leases to YHC the premises within the UPDL, located at 220 Yellowstone Avenue, West Yellowstone, Montana, and more particularly the Town leases all rooms and facilities within the confines of said building to include the “Rainbow Room” (old West Yellowstone library), the spaces described as the “Court Room” (which consists of the clerk’s office and the actual court room), the former Job and Social Services office, the storage room (former food bank), the kitchen, the Mammoth Room, the Firehole Room and the lawn surrounding the UPDL. The lawn is described as the area between the clinic parking lot to the west, the police station parking lot to the east, Yellowstone Avenue to the north and the railroad right-of-way to the south.

2). Use of Premises.

a. Allowed Uses: The premises leased to YHC shall be used exclusively for activities associated with the operation of a business office for YHC, for storage of archival files, and storage of equipment and items related to the provision of services to renters of the UPDL for events and activities, and as a rental venue for various civic and social events and activities. Any revenues generated through sub-leasing shall remain the property of YHC. The Town and the YHC will jointly review rental rates for the UPDL facilities. The Town shall have the right to place additional conditions to any sub-leasing or occupation of the lawn.

b. Restrictions on Use: The lawn rental activities shall not be of the type that will directly compete with local businesses providing similar rental venues, sale of goods, or provision of services. YHC guarantees that the lawn shall be completely cleaned up immediately after each event.

Dated this ____ day of _____, 2016.

TOWN OF WEST YELLOWSTONE

YELLOWSTONE HISTORIC CENTER

By: Town Manager

By:

ATTEST:

Elizabeth Roos, Town Clerk

TOWN OF WEST YELLOWSTONE
MONTANA
naturally inviting!

PUBLIC NOTICE
Planning Board

The West Yellowstone Town Council is seeking interested individuals to serve on the West Yellowstone Planning Board. This board develops recommendations for action by the Town Council on zoning variances, conditional uses, encroachments, and subdivisions. Current projects include a review of the zoning code, updating the growth policy, and zoning of the 80-acres land acquisition from the Forest Service. The Board is composed of seven individuals that serve two-year terms. Board members are appointed by the Mayor/Town Council for a term of two years with the option of being re-appointed. Montana Code stipulates that membership shall be as follows: one member of the Town Council, one member who may an employee or hold public office in the city or county, one member that is designated by the County Commissioners, two citizen members that are residents of the city limits, two citizen members that reside outside the city limits but within Gallatin County. **The Town is currently accepting applications for two citizen members that are city residents, one citizen members that resides outside the city limits but within Gallatin County, and one member that is designated by the County Commission.**

Interested individuals should complete and return the 'Application for Boards and Committees' which is available from the Town Offices, 440 Yellowstone Avenue, West Yellowstone, MT. Applications received by the March 23, 2016 will receive priority consideration. For more information or to request an application by e-mail, please contact the Town Offices, 646-7795, or info@townofwestyellowstone.com.

Elizabeth Roos
Town Clerk



March 7, 2016

Received
3-8-16
af

Town of West Yellowstone
City Council

I would like to be reinstated to the Planning Board of West Yellowstone for another term.
Thank You

Sincerely,



F. W. Howell