

Town of West Yellowstone

Tuesday, January 6, 2015

West Yellowstone Town Hall, 440 Yellowstone Avenue

6:00 PM

WORK SESSION AGENDA

West Yellowstone Community Aquatic Center (Proposed) ∞

Discussion

7:00 PM

TOWN COUNCIL MEETING

Pledge of Allegiance

Election of Mayor for 2015

Election of Deputy Mayor for 2015

Purchase Order

Claims ∞

Consent Agenda: **Treasurer's Report November 2014**

Securities Report for 12/31/2014

Business License Applications

Advisory Board Report(s)

Operations Manager & Department Head Reports

Assignments Report

Comment Period

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

NEW BUSINESS

Yellowstone Historic Center Lease Agreement Proposal

Discussion/Action

Hebgen Basin Fire District Resolution #12-1-14

Discussion/Action

Correspondence/FYI

Sky West West Yellowstone Proposal

Meeting Reminders

RESOLUTION NO. 654
A RESOLUTION EXPRESSING THE INTENTION OF THE TOWN OF
WEST YELLOWSTONE TO ALLOW THE USE OF LAND OWNED BY
THE TOWN TO BE USED AS THE SITE FOR A COMMUNITY
AQUATICS CENTER

WHEREAS, the Town of West Yellowstone does not currently have an public aquatics center to serve the recreational and fitness needs of the West Yellowstone community, its residents, and visitors; and,

WHEREAS, the Town has now owns or will own various properties that would be suitable and appropriate as a site for a community aquatic center;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, AS FOLLOWS:

1. It is the intention of the Town of West Yellowstone to make available property for the purpose of establishing a site for a community aquatics facility. The location of the property will be the West Yellowstone Original PLAT, S34, T13, S, R05, E, BLOCK 32, PLAT B-47-0, property type EP-Exempt Property. The property will be transferred by Deed With a Possibility of Reverter back to the Town of West Yellowstone if certain conditions are not met. The grantee of that deed shall be the West Yellowstone Community Aquatic Center Corporation.

2. The conditions upon which the Town would deed the real property for the purpose described above shall include the following:

a. The person or organization developing the aquatic center will enter into an agreement with the Town of West Yellowstone wherein West Yellowstone will convey to the West Yellowstone Community Aquatic Center Corporation the described land on the condition that certain improvements be constructed and that certain construction and fundraising benchmarks must be made. Otherwise the Town of West Yellowstone shall have the right to cancel the deed with the title reverting back to the Town of West Yellowstone.

b. That the property and improvements thereon be used for a community aquatic center, and other uses directly associated with such a facility, and not for any other use;

c. That, except for a first mortgage or lien for financing construction of improvements, West Yellowstone Community Aquatic Center Corporation shall not allow any liens, mortgages, or other encumbrances to be imposed upon the property other than security interests which may be retained by sellers of property to be delivered or sold or installed on the property;

d. That the property and facility be constructed, maintained and operated in compliance with all applicable federal, state, and local codes and statutes;

e. West Yellowstone Community Aquatic Center Corporation remains a tax-exempt corporation certified under Internal Revenue Code § 501(c)(3), that the entity maintain that status and that it complies to that status;

f. West Yellowstone Community Aquatic Center Corporation submits to the Town a business plan in a standard or customary form, including but not limited to an estimate of the total cost of the facility, as well as a description of the amount anticipated to be received from donations, loans, grants, and other sources;

g. That the facility on the property not default or become delinquent on any obligations;

h. That the Town has the right to enter the property and any improvements thereon, at reasonable times, to ensure compliance with the requirements of the lease;

i. That the West Yellowstone Community Aquatic Center Corporation shall prove to the Town, by bank records, that on or before the third anniversary of the approval of the lease agreement for the property that the person or organization has in its possession funds equal to or exceeding 50 percent of the estimated \$5,000,000 cost to develop the aquatic center. Prior to the commencement of construction of the aquatic center, but not to exceed five years from the approval of the lease agreement, West Yellowstone Community Aquatic Center Corporation shall prove to the Town that funds equal to or exceeding 100 percent of the development costs are available. If the organization developing the aquatic center does not meet the requirements set forth in this section, the Town may move to set aside the deed and regain title to the property at the end of five years as specified above;

j. That West Yellowstone Aquatic Center Corporation maintain adequate liability and casualty insurance on the property, and provide a certificate of liability insurance and associated declarations page to the Town. Further, the West Yellowstone Aquatic Center, Inc. shall, as a condition of the granting of this interest in land, agree to indemnify and hold harmless the Town of West Yellowstone from any claims of liability or damage brought against the Town of West Yellowstone for any injury occurring on the demised premises.

PASSED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR this
_____ day of _____, 2014.

Council Member Council Member

Council Member Council Member

Mayor

ATTEST:

By: _____
TOWN CLERK

RESOLUTION NO. 603

A RESOLUTION EXPRESSING THE INTENTION OF THE TOWN OF WEST YELLOWSTONE TO DONATE REAL ESTATE TO BE USED AS THE SITE OF A HEALTHCARE CLINIC OR FACILITY IN THE TOWN.

WHEREAS, the Town of West Yellowstone is a relatively isolated community with limited healthcare services presently available; and,

WHEREAS, the Town has available real estate located on Yellowstone Avenue and such real estate would be suitable and appropriate as a site for a healthcare facility;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST YELLOWSTONE, AS FOLLOWS:

1. It is the intention of the Town of West Yellowstone to donate real estate with 300 linear feet of frontage on Yellowstone Avenue, for a healthcare clinic or facility. If the Town should choose to build a municipal building or facility along Yellowstone Avenue such that property suitable for such a clinic or facility is not available on Yellowstone Avenue, then the Town will designate and donate a parcel of land from the within the 80 acres that the Town anticipates purchasing from the U.S. Forest Service. Any donation of land by the Town will be contingent upon the donee satisfying certain conditions;

2. The conditions upon which the Town would donate real estate for the purpose described above shall include the following:

a. That the property and improvements thereon be used for a medical or healthcare facility, and other uses directly associated with such a facility, and not for any other use;

b. That, except for a first mortgage or lien for financing construction of improvements, the owner of the property not allow any liens, mortgages, or other encumbrances to be imposed upon the property or any part thereof;

c. That the property and facility be constructed,

maintained and operated in compliance with all applicable federal, state, and local codes, statutes, rules and regulations;

d. That the medical facility on the property must be open for a minimum number of hours per day or days per month;

e. That if the entity owning the property is a tax-exempt corporation certified under Internal Revenue Code § 501(c)(3), that the entity maintain that status and that it comply with all rules and regulations pertaining to that status;

f. That the person or organization proposing the facility submit to the Town a business plan in a standard or customary form, including but not limited to an estimate of the total cost of the facility, as well as a description of the amount anticipated to be received from donations, loans, grants, and other sources;

g. That the facility on the property not default or become delinquent on any obligations, or violate any applicable laws, rules or regulations;

h. That the Town has the right to enter the property and any improvements thereon, at reasonable times, to ensure compliance with the requirements of the deed;

i. That the organization operating the clinic or facility be given a specific time in which to finish construction of improvements and open the facility for operation;

j. That the owners of the property maintain adequate liability and casualty insurance on the property, naming the Town of West Yellowstone as an additional insured, and provide a copy of such insurance policy and associated declarations page to the Town.

k. That in the event of any failure to comply with the conditions of the transfer, ownership of the real estate, together with all improvements and fixtures thereon, shall revert to the Town;

3. The Town may impose different or additional conditions upon the transfer contemplated by this resolution.

4. It is the intention of the Town of West Yellowstone that, if it determines to make the real estate donation described herein, the actual transfer of title to the real estate shall not occur until the conditions required by the Town are actually met.

5. This resolution shall replace and supersede Resolution No. 575 previously passed by the Town.

6. Unless renewed by affirmative action of the Town, this resolution shall expire two years from the date of adoption.

PASSED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR
this 21 day of June, 2011.

Jerry D. Josh
Mayor

Pierre Munte
Council Member

Paul Schmir
Council Member

Maya Hopkins
Council Member

Steve Matt
Council Member

ATTEST:

By: E. Roxy
TOWN CLERK

WEST YELLOWSTONE TOWN COUNCIL
Town Council Meeting
June 18, 2013

COUNCIL MEMBERS PRESENT: Mayor Jerry Johnson, Brad Schmier, and Doc Stewart, Pierre Martineau, and Tom Cherhoniak

OTHERS PRESENT: Social Services Director Jack Dittmann, Finance Director Lanie Gospodarek, Chief of Police Gordon Berger

The meeting is called to order by Mayor Jerry Johnson at 7:00 PM in the Povah Community Center

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 #6204 to Trailers Plus to purchase two 6 x 10' dump trailers for \$9,000.00 and #6205 to Columbia Paint to purchase a paint sprayer from Columbia Paint for \$5,936.00. (Stewart, Martineau)
- 2) Motion carried to pay the claims, which total \$407,690.91. (Stewart, Schmier)
- 3) Motion carried to approve the Consent Agenda, which includes the minutes of the June 4, 2013 Town Council Meeting. (Martineau, Stewart)
- 4) Motion carried to approve the business license application for Utah Transportation Group, LC (Martineau, Cherhoniak) See Next Motion.
- 5) Secondary Motion carried to table the business license application and parking plan for Utah Transportation Group, LC. (Cherhoniak, Stewart)
- 6) Motion carried to approve that the Town act as the sub-recipient for the Community Transportation Enhancement Program (CTEP) and authorize Operations Manager Becky Guay to sign the agreement. (Martineau, Cherhoniak)
- 7) Motion carried to accept the recommendation from Mayor Jerry Johnson and Chief of Police Gordon Berger to appoint Brian McCoy to the position of police officer for the Town of West Yellowstone. (Martineau, Stewart)
- 8) Motion carried to award the contract for the Septic Dump Station that will be constructed at the wastewater treatment plant (sewer lagoon) to Saurey Construction for \$18,274. (Stewart, Martineau)
- 9) Motion carried to extend Resolution No. 603, a resolution indicating the Town's intention to make 300 linear feet on Yellowstone Avenue available to the West Yellowstone Medical Center for a length of time to yet be determined. (Stewart, Schmier) See Next Motion
- 10) Secondary Motion carried to renew and extend Resolution No. 603, a resolution indicating the Town's intention to make 300 linear feet on Yellowstone Avenue available for up to three years from tonight. (Schmier, Stewart) Johnson is opposed, motion carries.
- 11) Motion carried to approve Resolution No. 637, a resolution writing off uncollectable ambulance accounts. (Stewart, Cherhoniak)

Council Comments: The Council congratulates Pierre Martineau on his recent appointment to the County Commission. Town Clerk Liz Roos explains that they have been discussing the procedure to fill his seat on the Council with the Gallatin County Clerk & Recorder, the County Attorney, and the Town's Attorney but they are not sure yet how to handle the situation. The filing period to run for Town Council on the ballot in November closes June 27, 2013.

Public Comment: Greg Forsythe addresses the Council concerning the recent hiring procedure used to hire two officers in the police department. Forsythe says that he thinks there is a lack of management in the process and the point system the Town uses is flawed. He says that although the Police Commission is part of the hiring committee, they were not consulted when the job was offered to the candidate that came in second on both recruitments. Forsythe says that when this happened a second time, he asked Operations Manager Becky Guay for an explanation as to why the preferred candidate was rejected. He was told that information could not be released and then asked what testing was conducted after the interviews. Guay informed him that they conducted physical and psychological testing as well as a background check. Forsythe asked if they sought a second opinion but was told the Town could not afford that, a cost of approximately \$800. Forsythe questions whether that is actually true. He challenges the decision that was made to move on to the next candidate and briefly describes the scoring procedure. He suggests that this is a case of sexual discrimination and that it is very likely a lawsuit will result.

Abbie Tumbleson, Editor for the West Yellowstone News, announces that Joe Eagle recently passed away and that a memorial service will be held this Saturday, June 22, 2013 at the Community Protestant Church.

DISCUSSION

- 2) Stewart asks if the paint sprayer on the claims list is the same one as the purchase order. The staff explains that it is and that it was not a budgeted item, but Patterson and Guay determined there were enough funds left in the budget to purchase it so the Town could do its own striping and curb painting.
- 4) The Council discusses the parking plan and raises several questions about access to the parking spaces and calculations. Johnson suggests that they table the application and parking plan until Patterson returns from vacation and they can discuss it with him.
- 6) The Council discusses the Community Transportation Enhancement Program (CTEP) grant and who is actually the contractor. With assistance from West Yellowstone Chamber Executive Director Marysue Costello, they determine that the Town is the sub-recipient for the grant and the Chamber is the contractor. Costello states that the Chamber is prepared to provide the local share which totals \$4,342.00.
- 7) Chief of Police Gordon Berger recommends to Mayor Johnson that the Council appoint Brian McCoy to the position of police officer.
- 8) The Council reviews the bids and Town Engineer Dick Dyer's recommendation to award the contract for the Septic Dump Station to Saurey Construction.
- 9) The Council discusses the length of time they should extend the resolution. The letter submitted by the West Yellowstone Medical Center requests an extension of two years. Schmier, a member of the board for Yellowstone West Medical Center, says that two years is what they are asking for but they would certainly accept a longer timeframe.
- 10) The Council discusses whether extending the resolution three years rather than two is a substantial change and would require a new resolution. Johnson questions the legality of extending the resolution longer than the original two years.

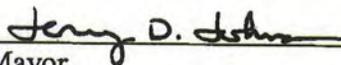
June 18, 2013
Town Council Meeting
Minutes, Page 3

- A) Department Head Reports: Finance Director Lanie Gospodarek reports that the new website is going to go live on June 26, 2013.

CORRESPONDENCE/FYI

Dated June 11, 2013, the State of Montana Department of Administration writes to notify the Town that they have reviewed and accepted the audit results for FY 12. Also enclosed is a copy of the 2012 Water Quality Report.

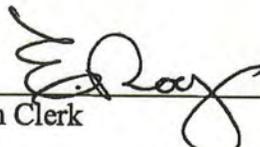
The meeting is adjourned. (8:15 PM)



Mayor

ATTEST:





Town Clerk

B-47-0

WEST YELLOWSTONE, AMENDED TOWNSITE, BLOCKS 29-32

AMENDED PLAT FOR THE ABANDONMENT AND RELOCATION OF OBSIDIAN AVENUE IN THE TOWNSITE OF WEST YELLOWSTONE, MONTANA

**PORTION OF THE N. 1/2 OF SEC. 34, T.13 S., R. 5 E.
PRINCIPLE MERIDIAN, GALLATIN CO., MONTANA**

PURPOSE: Realignment of Blocks 29, 30, 31, and the creation of Blocks 32 and 33.

B-47-0

CERTIFICATE OF CONSENT

We, the undersigned property owners, do hereby certify that we have caused to be surveyed into lots, as shown by plat and certificate of survey hereunto included, the following described tract of land to wit:

A tract of land located in the Northwest 1/4, Section 34, Township 13 South, Range 5 East, Montana Principle Meridian, Gallatin County, Montana, which is in the extreme southwest corner of the Townsite of West Yellowstone, Montana and being more particularly described as follows:

Beginning at the West 1/4 Corner of Section 34, Township 13 South, Range 5 East, Montana Principle Meridian; running thence N. 0° 05' 30" E., 430.94 feet to the Concrete Monument at the centerline of Iris Street and Yellowstone Avenue; thence East, 1322.61 feet to the West 1/16 line of said Section; thence S. 0° 05' W., 404.20 feet to the West 1/16 Section corner of said section; thence S. 88° 50' 30" W., 1322.98 feet to the point of beginning and containing 12.68 acres, more or less.

The above described Tract of Land is to be known as "Amended Plat for the Abandonment and Relocation of Obsidian Avenue" of the Townsite of West Yellowstone, Gallatin County, Montana.

Dated this 17th day of June, 1991

Edward H. Daley
Edward H. Daley
Owners of Lots 4, 5 and 6, Block 31.

Douglas G. Edgerton
Douglas G. Edgerton
Owners of Lots 2 and 3, Block 31.

Clyde G. Seely
Clyde G. Seely
Owners of Lot 5 and the West half of Lot 4, Block 30.

Three Bear Lodge, Inc.
Three Bear Lodge, Inc.
Owners of Lots 1, 2, 3, East 1/2 Lot 4 of Block 30 and Lot 1 of Block 29.

Seely Family Partnership
Seely Family Partnership
Owners of Lot 1, Block 31.

L. Carolyn Janssen-Colman
L. Carolyn Janssen-Colman, Mayor
Owner of all other property within the above said tract of land. Consisting of all streets and avenues, Lot 2 of Block 29, Block 32 and Block 33.

On this 17th day of June, 1991 before me a Notary Public for the State of Montana, Personally appeared Edward H. Daley and Ellen M. Daley, husband and wife; Douglas G. Edgerton and Maureen R. Edgerton, husband and wife; Clyde G. Seely and Linda Seely, husband and wife; Clyde G. Seely, President of Three Bear Lodge, Inc.; Clyde G. Seely and Linda Seely (Administrators) of Seely Family Partnership; L. Carolyn Janssen-Colman, Mayor of the Town of West Yellowstone, Montana, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in the Certificate first above written.

Dated this 17th day of June, 1991

Annex Miller
Notary Public for the State of Montana
Residing At West Yellowstone
My Commission Expires 7/15/91

NOTARY SEAL

CERTIFICATE OF PLANNING BOARD

I, Robert Klatt, Chairman of the Town Planning Board do hereby certify that the Board has reviewed the accompanying plat and finds that it conforms to subdivision requirements of Section 76-4-124 (1) M.C.A. 1979 and the applicable subdivision regulations.

Dated this 17th day of June, 1991

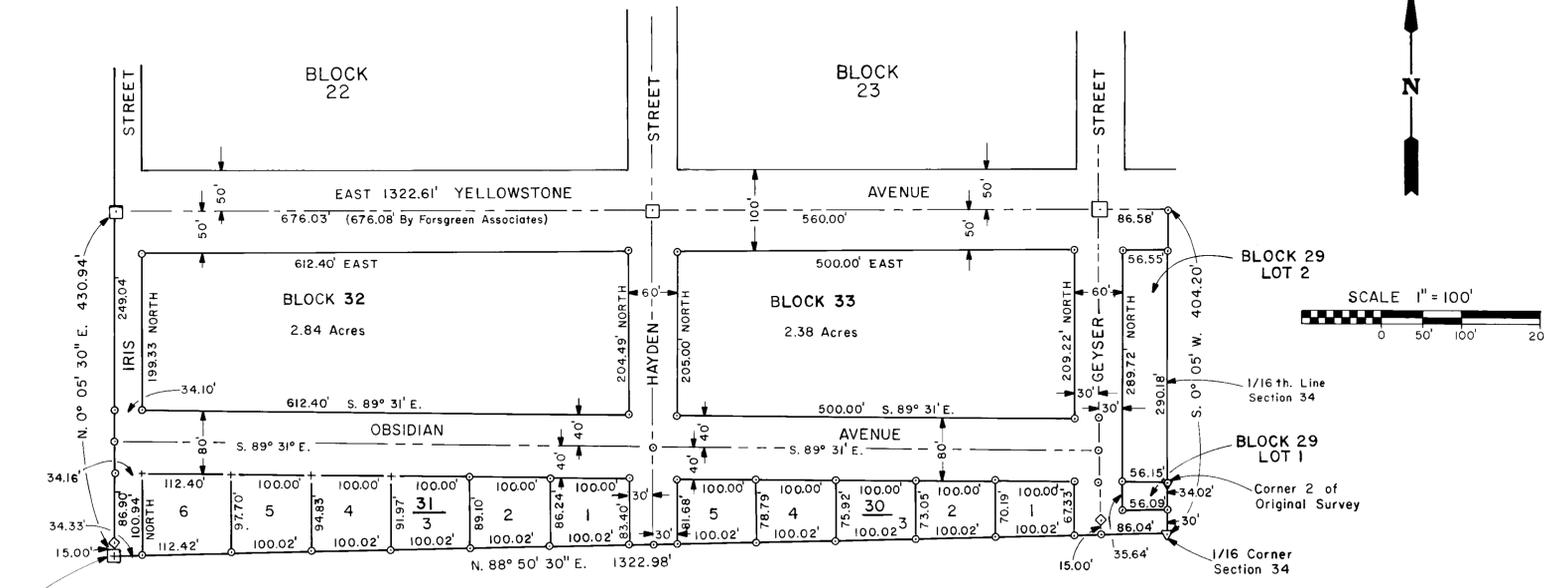
Robert Klatt
Chairman, City Planning Board

CERTIFICATE OF LOCAL GOVERNING BODY

Amended subdivision plat of Blocks 29-30-31 of the Townsite of West Yellowstone, is within the Town of West Yellowstone, Montana, masterplan and can be provided with municipal facilities for the supply of water and disposal of sewage and solid waste. Therefore, under provisions of Section 76-4-124 (1) M.C.A. 1979 as amended, this subdivision is not subject to sanitary restriction clearance.

Dated this 17th day of June, 1991

Gregg Allen Johnson
Director of Public Service
West Yellowstone, Montana



LEGEND

- ⊙ Aluminum Survey cap on 1/2" Re-Bar Stamped 1079LS.
- + Previously Established Points By Others- Re-Bar in Concrete.
- ⊠ 8" Round Monument Box with Brass Cap By Forsgren & Perkin, 1989.
- ◇ Buried 12" X 10" X 10" Concrete Block with + (From Original Townsite Survey, 1921.)
- ▽ G.L.O. Brass Cap.
- ⊕ Section Corner - Iron Rod By U.S.F.S. Boundary Post.
- Centerline of Streets

LOT AREAS

Block	Lot	Area (Acres)	
29	1	0.04	
	2	0.38	
	30	1	0.16
		2	0.16
		3	0.17
		4	0.18
31	1	0.19	
	2	0.20	
	3	0.21	
	4	0.21	
	5	0.22	
	6	0.26	
32	2.84		
33	2.38		

COUNTY TREASURER

I certify that all taxes due have been paid on the Lots as shown on this plat.

Dated this 17th day of August, 1991

Linda Davis
Deputy
Gallatin County Treasurer

CLERK AND RECORDER

I, _____, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office this 27 day of AUGUST, 1991 at 10:40AM in Book B Page 47-0 Records of the Clerk and Recorder, Gallatin County, Montana

Nancy A. Barrows
Deputy
Gallatin County Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Martin E. Portmann, a Registered Professional Land Surveyor in the State of Montana, Reg. No. 1079LS do hereby certify that on 10/6/1990 I supervised the survey of "Amended Plat for the Abandonment and Relocation of Obsidian Avenue" in the townsite of West Yellowstone, and platted same as shown on the accompanying plat and as described in accordance with the provisions of Section 76-4-124 (1) M.C.A., 1979 and the applicable subdivision regulations.

This plat was prepared in accordance with Town Ordinance No. 139 as filed and recorded on October 16, 1989 in Book 100, MISCELLANEOUS, Page 423, in the Gallatin County Courthouse, Bozeman, Montana.

Dated this 17th day of JUNE, 1991

Martin E. Portmann
Martin E. Portmann
Montana License No. 1079LS

SEAL

COUNTY OF GALLATIN)
STATE OF MONTANA)

DEED WITH POSSIBILITY OF REVERTERRIGHT OF REVERSION

For the considerations of One Dollar (\$1.00) and other good and valuable consideration which includes the substantial benefit to be received by the town of West Yellowstone, its residents and its visitors by the establishment of a community aquatic center~~set forth in a contract executed simultaneously and _____ as Attachment "A" to this deed~~, the town of West Yellowstone, Montana (Grantor), does hereby grant, bargain, sell and convey, that portion of real estate being the West Yellowstone Original PLAT, S34, T13, S, R05, E, BLOCK 32, PLAT B-47-0, property type EP-Exempt Property, West Yellowstone Community Aquatic Center Corporation, a non-profit corporation having its principal place of activity in West Yellowstone, Montana (Grantee), upon the conditions set out below, and if the conditions are not kept and maintained by Grantee, Grantor shall have the right to declare this conveyance null and void and shall have the right to re-enter.~~The interests granted by this deed are subject to a right of reverter if terms and conditions are not met.~~ The terms and conditions of this conveyance agreed upon by the parties to this sale are that Grantee West Yellowstone Aquatic Center, Inc. shall raise 50% of the funds either in cash or grants or otherwise sufficient to fund the construction of the center and its initial operating expenses within three.~~This 50% must be pledged or acquired within three~~ years of the date of the execution of this deed and all.~~The entirety~~ of the approximately \$5,000,000.00 required to construct the facility and provide initial operating capital must be raised within five years of the date of the execution of this deed.

~~In the event that either or neither of these milestones are met, the town may, at its discretion, move to set aside this deed with title reverting to the town of West Yellowstone.~~

Grantor~~The town of West Yellowstone~~ covenants that it is the owner in fee of the subject property and that there are no mortgages or encumbrances against said transfer or pertaining to said property. Grantor~~The town of West Yellowstone~~ further covenants that it has the authority and has taken all legal acts necessary for a Montana municipal entity to convey real estate.

Grantor~~The town of West Yellowstone~~ has, ~~through its sound counsel,~~ authorized _____ to execute this conveyance conveying the property to Grantee~~the West Yellowstone Aquatic Center, Inc.~~ ~~Upon the execution of this deed the grantee shall have the immediate right of possession of said property with all the rights of a fee holding property owner.~~

Done this _____ day of October, 2014.

By:

For the town of West Yellowstone, MT

Its _____

Sworn and Subscribed to before me this _____ day of October, 2014.

Notary Public – Montana State-at-Large

My Commission Expires: _____

12/31/14
15:36:33

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 1/15

Page: 1 of 4
Report ID: AP100

* ... Over spent expenditure

Claim	Vendor #/Name/ Check Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
40564	2575 WY Tourism Business Improvement	6,600.70					
	the admin fee wasn't taken out for November collections so \$666.54 was deducted in addition to the \$224.76 for December						
	01/01/15 December 2014 collections	6,600.70		TBID	2102 411800	540	101000
40572	2852 Fremont Communications	300.00					
	12/15/14 fiber optic, Town Hall	300.00		TWNHAL	1000 411250	345	101000
40574	42 Fall River Electric	9,578.98					
	12/15/14 UPDH 4212041 elec service	873.00		UPDH	1000 411252	341	101000
	12/15/14 POLICE 4212008 elec service	399.56		POLICE	1000 411258	341	101000
	12/15/14 shop 4212018 elec service	364.43		STREET	1000 430200	341	101000
	12/15/14 ANIMAL 4212029 elec serv	153.74		ANIMAL	1000 440600	341	101000
	12/15/14 PARK 4212032 Elec ser	201.92		PARK	1000 411253	341	101000
	12/15/14 PARK 2901001 elec serv	167.28		PARK	1000 411253	341	101000
	12/15/14 CLORINATOR 4212030 elec serv	69.19		WATER	5210 430500	341	101000
	12/15/14 MAD ADD WATER 4212017	44.55		WATER	5210 430500	341	101000
	12/15/14 PUMP 4212005 elec serv	225.13		WATER	5210 430500	341	101000
	12/15/14 SEWER LIFT STATION 4212006	423.98		SEWER	5310 430600	341	101000
	12/15/14 SEWER PLANT 4212007 elec ser	1,400.27		SEWER	5310 430600	341	101000
	12/15/14 MAD SEWER LIFT 4212014 elec	167.95		SEWER	5310 430600	341	101000
	12/15/14 SEWER TREAT SERV 4212046 ele	2,845.15		SEWER	5310 430600	341	101000
	12/15/14 library 23 dunraven 4212054	124.82		LIBRY	2220 460120	341	101000
	12/15/14 povah comm ctr 4212001	232.74		POVAH	1000 411255	341	101000
	12/15/14 unmetered lights 4212004	1,451.25		STLITE	1000 430263	341	101000
	12/15/14 Town Hall 4212009	398.02		TWNHAL	1000 411250	341	101000
	12/15/14 Ice Rink 421010	36.00		PARKS	1000 411253	341	101000
40578	146 Morrison-Maierle, Inc	130.00					
	19875 12/09/14 PD online backup	70.00		DISPAT	1000 420160	398	101000
	19876 12/09/14 Town Offices online backup	60.00		FINADM	1000 410510	356	101000
40579	1514 Verizon Wireless	746.38					
	12/20/14 640-0512, SS Assist	33.32		SOCSE	1000 450135	345	101000
	12/20/14 640-1103, Operator	22.82		STREET	1000 430200	345	101000
	12/20/14 640-1438, SS Director	28.01		SOCSE	1000 450135	345	101000
	12/20/14 640-1460, Library Dir, SP	45.63		LIBRAR	2220 460100	345	101000
	12/20/14 640-1461, Facilities Tech, SP	104.82		STREET	5210 430500	345	101000
	12/20/14 640-1462, Operator, SP	103.72		STREET	5210 430500	345	101000
	12/20/14 640-1463, Deputy PSS, SP	41.24		STREET	5310 430600	345	101000
	12/20/14 640-1472, Ops Mgr, SP	45.16		ADMIN	1000 410210	345	101000
	12/20/14 640-1676, Rec Coord, SP	60.28		REC	1000 460440	345	101000
	12/20/14 640-1754, COP	34.35		POLICE	1000 420110	345	101000
	12/20/14 640-1755, Police	94.66		POLICE	1000 420110	345	101000
	12/20/14 640-1756, Police	12.05		POLICE	1000 420110	345	101000
	12/20/14 640-1757, Police	12.05		POLICE	1000 420110	345	101000

12/31/14
15:36:33

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 1/15

Page: 2 of 4
Report ID: AP100

* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
	12/20/14	640-1758, Police	12.05		POLICE	1000 420110	345	101000
	12/20/14	640-1759, Police	25.91		POLICE	1000 420110	345	101000
	12/20/14	640-7547, Facilities Tech	23.65		PARKS	1000 460430	345	101000
	12/20/14	640-9074, PSS, SP	46.66		BLDINS	5310 430600	345	101000
40582		725 Swan Cleaners	16.50					
	1509 12/03/14	jail laundry	16.50		JAIL	1000 420230	390	101000
40583		1796 Barta Electric, Inc.	70.00					
	4275 11/23/14	labor-generator at PD	70.00*		POLICE	1000 411258	366	101000
40584		1140 Sagebrush Floral	18.00					
	598379 12/17/14	poinsetta	18.00		ADMIN	1000 410210	220	101000
40585		2882 De Lage Landen	136.50					
	43504488 11/08/14	copier payment	136.50		LIB	2220 460100	398	101000
40586		2751 Gallatin County Justice Court	2,015.00					
	12/21/14	Kemp, Erech Chase 9/30/81	2,015.00		COURT	7469 213000		101000
40587		951 Barnes & Noble	17.60					
	2923944 11/18/14	books	17.60		LIB	2220 460100	215	101000
40588		489 MSE ANALYTICAL LABORATORY	207.00					
	1411051 12/17/14	water sample tests	207.00		WATER	5210 430500	357	101000
40589		1241 Safeguard	48.07					
	11/17/14	shipping charges	24.04		WATER	5210 430570	220	101000
	11/17/14	shipping charges	24.03		SEWER	5310 430670	220	101000
40590		2654 Community Health Partners	10.00					
	11/27/14	help fund voucher	10.00		HELP	7010 450135	351	101000
40591		2635 Jake's Automotive and Tire	2,658.50					
	12282 10/24/14	08 Ford Tires	908.12		STREET	1000 430200	239	101000
	12287 10/24/14	08 GMC Tires	954.40		STREET	1000 430200	239	101000
	12370 11/06/14	snow blower tire repair	469.00		STREET	1000 430200	239	101000
	12511 11/26/14	mount tires, SS Expedition	67.80		SOCSEK	1000 450135	231	101000
	12550 12/04/14	repair snowplow on 08 Ford	259.18		STREET	1000 430200	369	101000
40592		811 Zee Medical Service	199.93					
	161536286 12/08/14	first aid supplies	199.93		STREET	1000 430200	220	101000

12/31/14
15:36:33

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 1/15

Page: 3 of 4
Report ID: AP100

* ... Over spent expenditure

Claim	Vendor #/Name/ Check Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
40593	2733 James Patterson 12/12/14 reimb (4) 6' tables	199.96 199.96		TWNHAL	1000 411250	364	101000
40594	2586 Waxie Sanitary Supply 74976192 12/05/14 custodial supplies	540.81 540.81		PARKS	1000 460430	220	101000
40595	135 Food Roundup 12/01/14 food-help fund	21.58 21.58		HELP	7010 450135	220	101000
40596	2823 STAPLES Credit Plan 12/12/14 office supplies 12/12/14 office supplies 12/12/14 office supplies	525.85 267.98 219.50 38.37		FINADM SOCSER COURT	1000 410510 1000 450135 1000 410360	220 220 220	101000 101000 101000
40597	2837 Sheri Holtzen Petty Cash Reimburse - Finance Petty Cash Reimburse - Police Petty Cash Reimburse - Water Petty Cash Reimburse - Street	36.30 18.67 8.96 6.35 2.32*		FIN POLICE WATER STREET	1000 410510 1000 420110 5210 430500 1000 430200	311 311 311 311	101000 101000 101000 101000
40598	2887 Century Link - Maintenance 100368537 12/01/14 E911 - annual maintenance f	15,294.48 15,294.48		DISPCH	2850 420750	398	101000
40599	73 Westmart Building Center 12/27/14 Street - Buildings 12/27/14 Street - Supplies 12/27/14 Povah - Supplies 12/27/14 Parks - Supplies 12/27/14 Parks - grounds 12/27/14 Parks - Buildings 12/27/14 Trailhead facility	2,524.49 71.99 167.61 433.06* 1,500.49 174.12* 102.88 74.34		STREET STREET POVAH PARKS PARKS PARKS TRLHD	1000 430200 1000 430200 1000 411255 1000 460430 1000 460430 1000 460430 1000 411256	366 220 220 220 365 366 366	101000 101000 101000 101000 101000 101000 101000
40600	160 Utility Specialties Inc 6258 12/19/14 marking paint/flags	128.44 128.44		STREET	1000 430200	220	101000
40601	2404 Montana-Wyoming Systems 27078 01/01/15 fire alarm monitor -Povah	300.00 300.00		POVAH	1000 411255	350	101000
	# of Claims	25	Total:	42,325.07			

12/17/14
11:25:43

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 12/14

Page: 1 of 2
Report ID: AF100

* ... Over spent expenditure

Claim	Vendor #/Name/	Document \$/	Disc \$						Cash
Check	Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
40502	2558 Hebgen Basin Fire District	45,563.00							
	12/15/14 December 2014	45,563.00		FIRE	1000 420400	357		101000	
	# of Claims	1	Total:						
		45,563.00							
		45,563.00							

12/17/14
11:25:44

TOWN OF WEST YELLOWSTONE
Fund Summary for Claims
For the Accounting Period: 12/14

Page: 2 of 2
Report ID: AP110

Fund/Account	Amount
1000 General Fund 101000 CASH	\$45,563.00
Total:	\$45,563.00



REPURCHASE CONFIRMATION

Treasurer's Office
 Town of West Yellowstone
 P.O. Box 1570.
 West Yellowstone, MT 59758
 via Fax: 646-7511

Tax ID Number: 81-0299400

REPURCHASE CONFIRMATION

Agreement Number: 60722900
 Trade Date: 12/30/2014
 Settlement Date: 12/30/2014
 Maturity Date: 12/31/2014
 Repurchase Rate: 0.056% (The average investment rate for 91-day T-Bills, adjusted weekly.)
 Current Balance: \$640,951.29
 Accrued Interest: \$15.34

SECURITIES DESCRIPTION

Security	CUSIP	Rate	Maturity	Par	Market Value
Gallatin County, MT SD # 44	36370NBL8	3.00%	6/15/2015	\$200,000	\$202,813
Madison County, MT K-12 SD	55734RAZ0	2.00%	7/1/2017	\$375,000	\$388,931
Lake County, MT SD #30	509405BT2	2.00%	7/1/2015	\$300,000	\$305,562
					\$897,306

Fractional Interest in Securities* : 71%

*Fractional Interest = $\left(\frac{\text{Current Balance}}{\text{Market Value}}\right) \%$

This Repurchase Agreement is not a deposit and is not covered by FDIC deposit insurance or the FDIC Transaction Account Guaranty Program. In the event of a bank failure, the Town of West Yellowstone will become the owner of the Securities, or obtains a perfected security interest in these Securities.

Operating Account Information

Account Number: 60722892
 Date: 12/31/2014
 Balance: \$1,000.00
 Current Rate: 0.02%
 Accrued Interest: \$0.01

Money Market Account Information

Account Number: 60606285
 Date: 12/31/2014
 Balance: \$663,839.63
 Current Rate: 0.19%
 Accrued Interest: \$131.54

TREASURER'S REPORT NOV. 2014

12/29/14
16:25:23

TOWN OF WEST YELLOWSTONE
Cash Report
For the Accounting Period: 11/14

Page: 1 of 3
Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 General Fund						
101000 CASH	59,235.50	668,815.99	0.00	501,329.27	221,575.53	5,146.69
101100 Investments - CD's	213,509.41	0.00	0.00	0.00	0.00	213,509.41
101300 Investments - Money Market Accou	1,164,316.85	1,470.98	0.00	500,000.00	0.00	665,787.83
101500 Investment-STIP	338,014.49	500,071.24	0.00	4,000.00	0.00	834,085.73
103000 Petty Cash	50.00	0.00	0.00	0.00	0.00	50.00
103100 Town Office	50.00	0.00	0.00	0.00	0.00	50.00
103200 Petty Cash/WY Police Dept	50.00	0.00	0.00	0.00	0.00	50.00
103400 Petty Cash-Recreation	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	1,775,376.25	1,170,358.21		1,005,329.27	221,575.53	1,718,829.66
2100 Local Option Taxation-Resort Tax						
101000 CASH	84,138.95	171,141.15	0.00	172,391.61	0.00	82,888.49
101300 Investments - Money Market Accou	0.28	0.00	0.00	0.00	0.00	0.28
101500 Investment-STIP	287,345.00	20,000.00	0.00	10,885.00	0.00	296,460.00
102200 Bond Reserve Cash Acct-10%	12,328.92	0.17	0.00	0.00	0.00	12,329.09
102215 STIP Investment-Rev Bond current	32,680.40	10,887.94	0.00	0.00	0.00	43,568.34
102225 STIP Reserve Acct Town Hall 10%	135,944.90	12.25	0.00	0.00	0.00	135,957.15
Total Fund	552,438.45	202,041.51		183,276.61		571,203.35
2101 Marketing & Promotions (MAP)						
101000 CASH	57,560.64	4,239.00	0.00	0.00	0.00	61,799.64
101300 Investments - Money Market Accou	2,014.13	0.25	0.00	0.00	0.00	2,014.38
101500 Investment-STIP	65,900.00	0.00	0.00	0.00	0.00	65,900.00
Total Fund	125,474.77	4,239.25				129,714.02
2102 TBID (Tourism Business Improvement District)						
101000 CASH	51,393.46	22,367.00	0.00	666.54	51,006.17	22,087.75
2111 Off Street Parking						
101000 CASH	1,820.67	0.02	0.00	0.00	0.00	1,820.69
101500 Investment-STIP	68,709.35	6.19	0.00	0.00	0.00	68,715.54
Total Fund	70,530.02	6.21				70,536.23
2210 Parks & Recreation						
101000 CASH	4,687.36	700.00	0.00	0.00	350.00	5,037.36
2211 Parks/Rec Donations - Teen Center						
101000 CASH	5,158.11	0.07	0.00	0.00	0.00	5,158.18
2212 Parks - Volleyball Court						
101000 CASH	3,882.55	0.05	0.00	0.00	0.00	3,882.60
2213 Community Garden						
101000 CASH	816.90	0.01	0.00	0.00	0.00	816.91
2214 Smoking Waters Day Camp -scholarships						
101000 CASH	2,360.18	0.03	0.00	0.00	0.00	2,360.21
2220 Library						
101000 CASH	17,487.41	3,759.75	0.00	0.00	16,193.27	5,053.89
102130 Donations for Extension Svcs Lib	1,480.00	0.02	0.00	0.00	0.00	1,480.02
103000 Petty Cash	50.00	0.00	0.00	0.00	0.00	50.00
Total Fund	19,017.41	3,759.77			16,193.27	6,583.91
2240 Cemetery						
101000 CASH	5,214.13	0.07	0.00	0.00	0.00	5,214.20
101500 Investment-STIP	6,831.15	0.00	0.00	0.00	0.00	6,831.15
Total Fund	12,045.28	0.07				12,045.35

12/29/14
16:25:23

TOWN OF WEST YELLOWSTONE
Cash Report
For the Accounting Period: 11/14

Page: 2 of 3
Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
2390 Drug Forfeiture						
101000 CASH	2,233.84	0.00	0.00	0.00	0.00	2,233.84
101500 Investment-STIP	27,858.85	0.00	0.00	0.00	0.00	27,858.85
Total Fund	30,092.69					30,092.69
2392 CDBG-Local Source						
101000 CASH	11,105.12	175.15	0.00	0.00	0.00	11,280.27
101500 Investment-STIP	68,822.72	0.00	0.00	0.00	0.00	68,822.72
Total Fund	79,927.84	175.15				80,102.99
2701 Cemetery Perpetual Care (7050)						
101000 CASH	1,866.85	0.03	0.00	0.00	0.00	1,866.88
101500 Investment-STIP	35,911.24	3.24	0.00	0.00	0.00	35,914.48
Total Fund	37,778.09	3.27				37,781.36
2820 Gas Tax Apportionment						
101000 CASH	6,605.84	2,486.98	0.00	0.00	0.00	9,092.82
101300 Investments - Money Market Accou	10,021.23	1.22	0.00	0.00	0.00	10,022.45
101500 Investment-STIP	64,981.04	5.85	0.00	0.00	0.00	64,986.89
Total Fund	81,608.11	2,494.05				84,102.16
2850 911 Emergency						
101000 CASH	-12,300.43	34,854.29	0.00	4,000.00	1,111.95	17,441.91
101500 Investment-STIP	-3,999.16	4,000.00	0.00	0.00	0.00	0.84
Total Fund	-16,299.59	38,854.29		4,000.00	1,111.95	17,442.75
2917 Crime Victims Assistance						
101000 CASH	19,724.67	147.00	0.00	0.00	0.00	19,871.67
3050 GO Bond						
101000 CASH	10,184.59	305.73	0.00	0.00	0.00	10,490.32
101300 Investments - Money Market Accou	104,166.32	12.68	0.00	0.00	0.00	104,179.00
101500 Investment-STIP	47,646.31	4.29	0.00	0.00	0.00	47,650.60
Total Fund	161,997.22	322.70				162,319.92
4000 Capital Projects/Equipment						
101000 CASH	15,261.32	41,000.24	0.00	0.00	38,600.00	17,661.56
101500 Investment-STIP	123,094.25	11.09	0.00	20,000.00	0.00	103,105.34
Total Fund	138,355.57	41,011.33		20,000.00	38,600.00	120,766.90
4060 Public Works Equipment Replacement						
101000 CASH	700.89	0.00	0.00	0.00	0.00	700.89
101500 Investment-STIP	237.94	0.02	0.00	0.00	0.00	237.96
Total Fund	938.83	0.02				938.85
4070 Parkway Construction/Mtn						
101300 Investments - Money Market Accou	2,759.97	0.33	0.00	0.00	0.00	2,760.30
101500 Investment-STIP	4,056.76	0.37	0.00	0.00	0.00	4,057.13
Total Fund	6,816.73	0.70				6,817.43
4075 Street Construction /Maintenance						
101500 Investment-STIP	246,121.19	22.17	0.00	0.00	0.00	246,143.36
5210 Water Operating Fund						
101000 CASH	79,683.03	17,025.46	0.00	0.00	33,208.96	63,499.53
101300 Investments - Money Market Accou	10,021.22	1.22	0.00	0.00	0.00	10,022.44
101500 Investment-STIP	182,124.37	16.41	0.00	0.00	0.00	182,140.78
102245 Replacement & Depreciation Ent.	148,647.49	13.39	0.00	0.00	0.00	148,660.88
Total Fund	420,476.11	17,056.48			33,208.96	404,323.63

TOWN OF WEST YELLOWSTONE
Cash Report
For the Accounting Period: 11/14

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
5220 Water Replacement Depreciation Fund						
101000 CASH	11,077.00	0.00	0.00	0.00	0.00	11,077.00
101500 Investment-STIP	211,759.15	19.08	0.00	0.00	0.00	211,778.23
Total Fund	222,836.15	19.08				222,855.23
5310 Sewer Operating Fund						
101000 CASH	65,884.85	29,312.84	2,001.87	0.00	26,030.62	71,168.94
101300 Investments - Money Market Accou	64,045.16	7.79	0.00	0.00	0.00	64,052.95
101500 Investment-STIP	365,861.40	32.96	0.00	0.00	0.00	365,894.36
101510 Mad Add Construction-STIP	60,464.51	5.45	0.00	0.00	0.00	60,469.96
102245 Replacement & Depreciation Ent.	129,872.49	11.70	0.00	0.00	0.00	129,884.19
Total Fund	686,128.41	29,370.74	2,001.87		26,030.62	691,470.40
5320 Sewer Replacement Depreciation Fund						
101000 CASH	322.00	0.00	0.00	0.00	0.00	322.00
101500 Investment-STIP	270,083.45	24.33	0.00	0.00	0.00	270,107.78
Total Fund	270,405.45	24.33				270,429.78
7010 Social Services/Help Fund						
101000 CASH	17,377.42	3,798.28	0.00	0.00	131.44	21,044.26
7195 Court Collections Trust Acct						
101000 CASH	11,806.49	0.00	0.00	0.00	0.00	11,806.49
7458 Court Surcharge HB176						
101000 CASH	15,010.00	40.00	0.00	0.00	0.00	15,050.00
7467 MT Law Enforcement Academy (MLEA)						
101000 CASH	14,894.00	40.00	0.00	0.00	0.00	14,934.00
7468 Public Defender Fee						
101000 CASH	2,461.00	0.00	0.00	0.00	0.00	2,461.00
7469 City Court - Judge Brandis						
101000 CASH	4,815.00	455.00	0.00	840.00	494.00	3,936.00
7910 Payroll Fund						
101000 CASH	-191.65	0.00	144,181.42	139,516.30	0.00	4,473.47
7930 Claims Fund						
101000 CASH	72,226.19	0.00	242,518.65	286,906.41	0.00	27,838.43
Totals	5,148,486.66	1,537,306.77	388,701.94	1,640,535.13	388,701.94	5,045,258.30

*** Transfers In and Transfers Out columns should match. There are a couple exceptions to this: 1) Canceled Electronic Checks and 2) Payroll Journal Vouchers that include local deductions set up with receipt accounting. Please see cash reconciliation procedure in manual or call for more details.

LEASE AGREEMENT

THIS AMENDED LEASE AGREEMENT is entered into this ___ day of _____, 2014 by and between the Town of West Yellowstone ("Town"), a Montana municipal corporation, of P.O. Box 1570, West Yellowstone, MT 59758, and Yellowstone Historic Center, Inc. ("YHC"), a Montana non-profit corporation, of P.O. Box 1299, West Yellowstone, MT 59758.

WITNESSETH:

WHEREAS, the Town is the owner of the building and premises described below and wishes to lease space therein: and

WHEREAS, the YHC maintains an office and storage space in the Union Pacific Dining Lodge building; and

WHEREAS, the Lease Agreement between the YHC and the Town dated September 20, 2011, for the Union Pacific Depot building indicates that the Town shall provide office space to the YHC; and

WHEREAS, the Town and YHC have developed an excellent working relationship in implementing the Lease Agreement that has benefited both the Union Pacific Depot building and the community generally; and

WHEREAS, the Town and YHC desire to enter into an Agreement that sets forth their respective rights and obligations regarding the premises and provision of services therein.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions contained herein, the parties agree as follows:

1) Description of Premises. The Town hereby demises and leases to YHC premises within the Union Pacific Dining Lodge (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 space 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, and the Firehole Room together with all improvements in the real property (hereafter "the premises").

2) Use of Premises. The premises leased to YHC shall be used exclusively for activities associated with the operation of a business office for the 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, **commercial**, and social events and activities. Any revenues generated through **these activities** shall remain the property of YHC. **The Town and the YHC will jointly review rental rates for the UPDL facilities.**

3) Term of Lease. The term of this Lease Agreement shall be **five (5) years, commencing on October 31, 2015 and terminating on October 31, 2020. The agreement shall renew automatically for consecutive five (5) year terms for a maximum of 20 years unless the Town or YHC exercise their respective rights to terminate the Agreement in accordance with Section 4 below.**

4) Termination. This Agreement may be terminated by written notice given by either the Town or YHC to the other party on any date in such notice stated, not less, however, than 120 days subsequent to the date on which such notice shall be given. Said notice may be given to YHC by serving YHC personally or by posting a copy thereof on the outside of any door in any building upon the leased premises or by mailing said notice, postage prepaid, to YHC at the last address known to the Town. Said notice may be given to the Town by mailing the same, postage prepaid, to the Town Offices.

5) Rental Payments. YHC shall pay the Town a rental amount of One Dollars (\$1.00) per year beginning on January 2, 2015 and payable on the same day of each year thereafter until expiration or termination of the lease. Payments shall be made to the Town at 440 Yellowstone Avenue (P.O. Box 1570), West Yellowstone, Montana 59758.

6) Definition of "Capital Improvement" and "Maintenance and Repair." As more generally described below, the Town is responsible for the cost of any capital improvement to the premises, while YHC is responsible for maintenance and repair of the premises. The term "capital improvement" means any permanent alteration or modification to the premises that (i) substantially increases its value, (ii) substantially prolongs its life, or (iii) adapts it to an entirely new use. In the event of a dispute between the parties concerning the definition of "capital improvement," the parties shall look to Section 263(a) of the Internal Revenue Code for guidance, including regulations, IRS interpretations or court cases construing this section. Any alteration, modification or other work of any kind performed on the premises, that does not constitute a "capital improvement" qualifies as "maintenance or repair."

7) Capital Improvements. The Town is solely responsible for the cost of capital improvements to the premises. However, should YHC choose to apply for grant monies for the purpose of capital improvement to the premises, it will do so only after consultation with the Town on the matter of shared costs. The Town will consult with YHC concerning necessary or desired capital improvements on the premises; however, any modification or alteration to the premises is subject to the Town's discretion and written prior approval. The Town shall make every effort to provide for continuous operation during any capital improvement construction.

8) Maintenance and Repair. As a general principle, maintenance and repair of the leased premises is the sole responsibility of YHC, except that the following items will be performed by or at the sole expense of the Town: maintenance of lawns and landscaping, snow removal from the driveway that accesses the western door closest to the office described in Section 1, and removal of snow from the roof of the building should it become necessary. YHC shall remove snow and otherwise maintain the walkway to the entrance of the premises. The Town is responsible for draining the water system in the fall and turning the water system on in the spring.

During the first two years of this agreement the Town will perform weekly maintenance on the floors in the Mammoth and Firehole Rooms and all restrooms as needed. **The Town is responsible for maintenance and repair or replacement of the building's infrastructure (i.e. plumbing, electrical, etc.) and mechanical systems.**

9) Utilities. The Town shall be solely responsible for public or private utility services of any kind furnished to the premises during the first two years of this lease, not including any telecommunication services. The Town shall promptly pay all billing statements or accounts for utility services furnished to the leased premises. During the third year of this lease, YHC shall reimburse the Town in the amount of ten (10) percent of that year's UPDL utilities costs. The amount of reimbursement shall increase by ten (10) percent each year thereafter during the term of this lease.

10) Independent Contractor. YHC shall at all times remain an independent contractor when performing activities of whatever kind in the leased premises. All persons working at the facility or elsewhere in YHC's operations are solely employees of YHC, and not the Town.

11) Casualty Insurance. The Town shall keep all buildings and improvements on the leased premises insured against loss or damage by fire or other standard peril in an amount it deems appropriate. YHC shall maintain its own casualty insurance for fire or other standard peril on the personal property and leasehold improvements contained in the premises.

12) Liability Insurance. Both parties shall maintain liability insurance for bodily injury and property damage involving the leased premises or the operations thereon. The Town shall maintain liability insurance in accordance with Montana statutory limits on municipal liability, presently the amount of \$750,000.00 per person and \$1,500,000.00 per occurrence; YHC shall maintain comprehensive general liability insurance in an amount of no less than \$1,000,000.00 per person and \$2,000,000.00 per occurrence. To the extent practical, each party will name the other party as an additional insured on its respective liability policy; in addition, each party will provide the other party with a certificate or other document evidencing purchase of the required casualty and liability insurance.

13) Mutual Indemnification. To the fullest extent permitted by law, YHC agrees to indemnify and hold the Town harmless, and the Town agrees to indemnify and hold YHC harmless, for any claim, damage, loss, attorney's fees or expense of any kind incurred by or asserted against one party and arising from the negligence or action of the other party.

14) Assignment or Sublease. YHC may not assign any of its rights or obligations under this lease, nor may YHC sublease any portion of the leased premises, **except as explicitly stated in Item 2).**

15) Unlawful Activity or Nuisance. YHC shall neither use nor occupy the leased premises in any manner that violates federal, state or local law or regulation. YHC shall not use the leased premises in any manner that constitutes a public or private nuisance.

16) Improvements. All improvements to the leasehold premises, whether paid for by the Town or YHC, shall become the sole property of the Town upon the expiration or termination of this lease. All improvements made to the premises must be reviewed and approved by the Town prior to installation. All personal property owned or purchased by YHC that is not permanently affixed to the premises shall remain YHC's property upon expiration or termination of this lease.

17) Annual Review. The Town and YHC shall meet on a regular basis but at least annually, to review the lease agreement and propose modifications. Modifications to the agreement may be made at any time by mutual agreement of the parties.

18) Default or Breach. The following events shall constitute a default or breach of this agreement by YHC:

- (a) If YHC fails to pay rent when due;
- (b) If YHC assigns or attempts to assign all or any portion of this agreement without the prior written permission of the Town;
- (c) If YHC sublets or attempts to sublet any restricted portion of the leased premises without the prior written permission of the Town;
- (d) If YHC vacates or abandons the leased premises;
- (e) If YHC causes a construction lien or any other lien to be placed on the premises;

or

- (f) If YHC fails to comply with any material condition or provision of this lease.

If YHC is in default of this lease as described above, then the Town must provide written notice of the alleged default and, if appropriate, explain how the default can be cured. If YHC has not cured the default within thirty (30) days of mailing the written notice, then the Town may terminate this lease in accordance with Section 4. Exercise of its termination rights does not preclude the Town from pursuing any other right or remedy it may have under law or this agreement, including the right to contract with another party to lease the premises.

19) Notice. Any default or other notice required or permitted by this agreement must be served on either party in writing either by first-class mail or in person at the respective addresses set forth at the beginning of this agreement. Either party shall also use this notice procedure to inform the other of a change of address.

20) Right of Entry. YHC shall permit the Town, its agents or employees to enter the leased premises at all reasonable or necessary times to inspect the premises, to perform work thereon, or to conduct any other activity that is reasonably related to the Town's interest in the premises. When no emergency exists that requires immediate entry, the Town shall make a reasonable effort to provide YHC with oral or written notice at least 24 hours before entry.

21) Warranty of Condition and Inspection. The Town makes no express or implied warranty or representation concerning the existing condition of the leased premises. Prior to

January 1, 2015, the Town and YHC will conduct a joint inspection of the office space noting existing damage. Upon completion of the joint inspection of the leased premises, YHC agrees to accept the premises in their present condition and state of repair.

22) Venue and Attorney's Fees. Venue for any litigation between the parties shall be proper only in Gallatin County, Montana. In the event of litigation between the Town and YHC, the prevailing party shall be entitled to all its reasonable costs and attorney's fees incurred-during the litigation, both in the trial court and on appeal.

23) Governing Law: This Agreement shall be governed by Montana law.

24) Entire Agreement. This document is the entire agreement between the parties and shall supersede all prior oral or written agreements or understandings. If the parties mutually desire to amend or modify this agreement, then such amendment or modification must be in writing and be signed by an appropriate representative of each party.

25) Successors. This Agreement shall bind YHC's heirs, successors and assigns.

DATED the day and year first above written.

TOWN OF WEST YELLOWSTONE

YELLOWSTONE HISTORIC CENTER, INC.

By: Rebecca Guay, Operations Manager

By:

ATTEST:

Elizabeth Roos, Town Clerk



HEBGEN BASIN FIRE DISTRICT

P.O. Box 1508 • West Yellowstone, MT 59758

Station 1

10 S. Faithful

West Yellowstone, MT 59758

Station 2

20 Tern Lane

West Yellowstone, MT 59758

Station 3

10 Denny Creek Road

West Yellowstone, MT 59758

406-646-9094 • 406-646-9090 fax

Resolution 12-1-14

A RESOLUTION FOR THE PURPOSE OF PURCHASING THE EMERGENCY SERVICES BUILDING FROM THE TOWN OF WEST YELLOWSTONE.

Whereas, the Hebgen Basin Fire District (HBFD) and the Town of West Yellowstone (Town) have an Interlocal Agreement that defines the use and maintenance of the Emergency Services Building/Fire (ESB) Station 1; and

Whereas, the Town has vacated the ESB and HBFD is using the entire building including the former Town offices; and

Whereas, the HBFD has a need and desire to perform substantial maintenance on the building;

Whereas, under the Interlocal Agreement both HBFD and the Town have a responsibility for maintenance and care of the building; and it may be mutually agreeable and desirable to have HBFD as the owner of the building and solely responsible for its maintenance; and

Whereas, the HBFD has a desire to purchase the ESB and the Board of Trustees is authorized in MCA 7-33-2105 to make purchases and own real property;

Now Therefore Be It Resolved;

The Board of Trustees having found; that the purchase of the ESB is in the best interest of the HBFD and the community; it is agreed that the Board of Trustees authorizes \$200,000 for the purchase of the ESB plus 50% of closing costs and appropriate fees. The purchase is contingent on an agreeable Memorandum of Understanding for the lease of the underlying property where the ESB is built.

Signed

Robert Godwin----Board Chairman

Date

12/16/2014



December 18, 2014

Kevin Schlemmer
Office of Aviation Analysis
US Department of Transportation
1200 New Jersey Ave SE
Washington, D.C. 20590

SkyWest Airlines' Essential Air Service Proposal for West Yellowstone, Montana

Dear Mr. Schlemmer:

Attached is SkyWest Airlines' proposal to provide direct air service from West Yellowstone Airport to Salt Lake City International Airport.

SkyWest welcomes the opportunity to serve the West Yellowstone community under the Essential Air Service program. Our combination of safe and reliable aircraft, well-timed schedules, and access to one of the world's largest airline networks provides passengers with quality air service and will continue driving economic growth in the region.

Delta Air Lines' Network

One of the most beneficial aspects of this proposal is the connectivity it provides West Yellowstone passengers. They will continue to enjoy access to Delta Air Lines' global network, including thousands of daily flights to 330 destinations in 65 countries. The airline is also a founding member of the SkyTeam global alliance and participates in the industry's leading trans-Atlantic joint venture with Air France-KLM and Alitalia – making it easy to connect on to more than 15,000 daily flights. This connectivity makes it simple for passengers to plan their travel and is a key factor in the area's continued economic development.

Frequency and Schedule

As directed by the RFP, we will offer a minimum of 12 round-trip flights per week. All flights have been timed to ensure they offer passengers valuable flight schedules that arrive and depart on bank. This means that they have been optimized for maximum connection opportunities in Salt Lake City, making the service convenient for both business and leisure travelers. *The approximate proposed schedule is below.

*Schedule subject to change based on aircraft availability and constraints.

Salt Lake City to West Yellowstone

Departs	Arrives	Frequency
11:15 AM	12:17 PM	daily
4:50 PM	5:52 PM	x23

West Yellowstone to Salt Lake City

Departs	Arrives	Frequency
12:50 PM	2:00 PM	daily
6:17 PM	7:25 PM	x23

With more than 300 Delta or Delta Connection departures per day, the Salt Lake City Airport makes it easy to get to destinations around the world.

Superior Aircraft

Service in West Yellowstone will be provided using the Canadair Regional Jet 200 (CRJ200) 50-seat aircraft. SkyWest has been named the most reliable CRJ200 operator in North America five times since 2007 and is one of the largest domestic operators of this reliable, comfortable aircraft type.

All SkyWest CRJ200 aircraft are serviced by a highly-trained flight attendant, further adding to the comfort and convenience of each passenger's flying experience. Additional details and specifications can be found in the CRJ fact sheet attached to this document.

Summary

SkyWest believes this proposal provides the best overall option for air service in the West Yellowstone community. We will also work with community and airport partners to market the service.

SkyWest is excited about the opportunity to provide reliable air service to West Yellowstone, Montana.

Thank you for your consideration.

Sincerely,



Michael Thompson
Chief Operating Officer
SkyWest Airlines

**SkyWest Airlines
Essential Air Service Bid
12/18/2014**

**Seasonal
WYS
SLC**

Number of round-trips per week

12

Aircraft type

CRJ200

Passenger Revenue

Passengers

11,500

Average fare

\$ 100.00

Revenue

\$ 1,150,000

Block Time

Trip block time (minutes)

66

Total scheduled block time

458

Total completed block time

98% 448

RPMS

Passengers

11,500

Stage length

273

Total RPMs

3,139,500

ASMs

Scheduled departures

415

Completed departures

98% 407

Stage length

273

Available Seats

50

Total ASMs

5,667,480

Revenue

\$ 1,150,000

Direct operating expenses

\$ 1,210,577

RPM related

\$ 10,706

Departure related

\$ 288,949

ASM related

\$ 52,821

Total expenses

\$ 1,563,052

Operating income (loss)

\$ (413,052)

5% profit margin

\$ 78,153

Annual subsidy requirement

\$ 491,205

SkyWest effective rates per unit

Cost per trip

\$ 3,841

Cost per passenger

\$ 136

SkyWest cost per block hour

\$ 3,486

Effective Subsidy rate per unit

Subsidy per trip

\$ 1,207

Subsidy per passenger

\$ 43

Load factor

55%

Fact Sheet



As a leading air service provider offering global access to millions of people each month, SkyWest partners with the world's largest network carriers including United Airlines, Delta Air Lines, US Airways, American Airlines and Alaska Airlines. With a fleet of 351 aircraft, SkyWest's more than 10,700 aviation professionals operate more than 1,700 flights each day to 192 destinations throughout North America. SkyWest is known for its industry-leading workforce, exceptional leadership team, and continued solid operational and economic performance. The airline is headquartered in St. George, Utah.

Hubs	Chicago O'Hare, Denver, Houston, Los Angeles, Minneapolis/St. Paul, Phoenix, Portland, Salt Lake City, San Francisco and Seattle
Crew domiciles	Chicago O'Hare, Colorado Springs, Denver, Fresno, Houston, Los Angeles, Minneapolis/St. Paul, Palm Springs, Phoenix, Portland, Salt Lake City, San Francisco, San Luis Obispo, Seattle and Tucson
Maintenance bases	Boise, Chicago O'Hare, Colorado Springs, Fresno, Milwaukee, Nashville, Palm Springs, Salt Lake City, South Bend and Tucson
Line stations	Denver, Houston, Los Angeles, Minneapolis/St. Paul, Phoenix, Portland, San Francisco and Seattle
Cities currently served	Total: 192 (41 states, Washington D.C., 7 Canadian Provinces, 10 Mexican Cities and the Bahamas) United: 156 Delta: 112 US Airways: 23 American: 20 Alaska: 15 Shared: 94
Stations operated	SkyWest: 55
Employees	10,733 total 9,526 FTEs
Average number of daily scheduled departures	United: 995 Delta: 488 US Airways: 84 American: 101 Alaska: 39 Total: 1,708 DEN: 145 IAH: 48 LAX: 143 MSP: 52 ORD: 121 PDX: 16 PHX: 54 SEA: 34 SFO: 132 SLC: 141
Passengers carried in 2013	27.4 million passengers
Total revenue passenger miles flown in 2013	15 billion revenue passenger miles* <i>*A Revenue Passenger Mile is equal to one fare-paying passenger flown one mile.</i>
Total aircraft in operating fleet	351 (all numbers include deliveries and retirements this calendar month)
Embraer aircraft	39 Embraer 120 turboprops 18 Embraer 175 aircraft
Bombardier aircraft	160 CRJ200 aircraft 98 CRJ700 aircraft 36 CRJ900 aircraft



CRJ200 LR

passengers

Number 50

engines

Number Two General Electric CF34-3B1 turbofans
Thrust 8,729 pounds thrust at takeoff

dimensions

Length overall	87 ft 10 in	26.77 m
Wingspan	69 ft 7 in	21.21 m
Height overall	20 ft 5 in	6.22 m
Cabin maximum width (centerline)	8 ft 5 in	2.57 m
Maximum cabin height	6 ft 1 in	1.85 m

ceiling

Maximum operating altitude 41,000 ft 12,496 m

weights

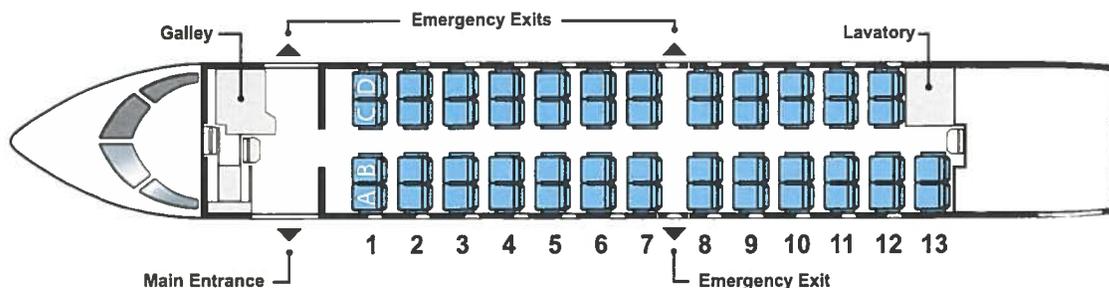
Maximum takeoff weight (Series 200LR)	53,000 lbs	24,041 kg
Operating weight empty	30,500 lbs	13,835 kg
Maximum fuel load	14,305 lbs	6,489 kg
Maximum payload	13,500 lbs	6,124 kg

performance

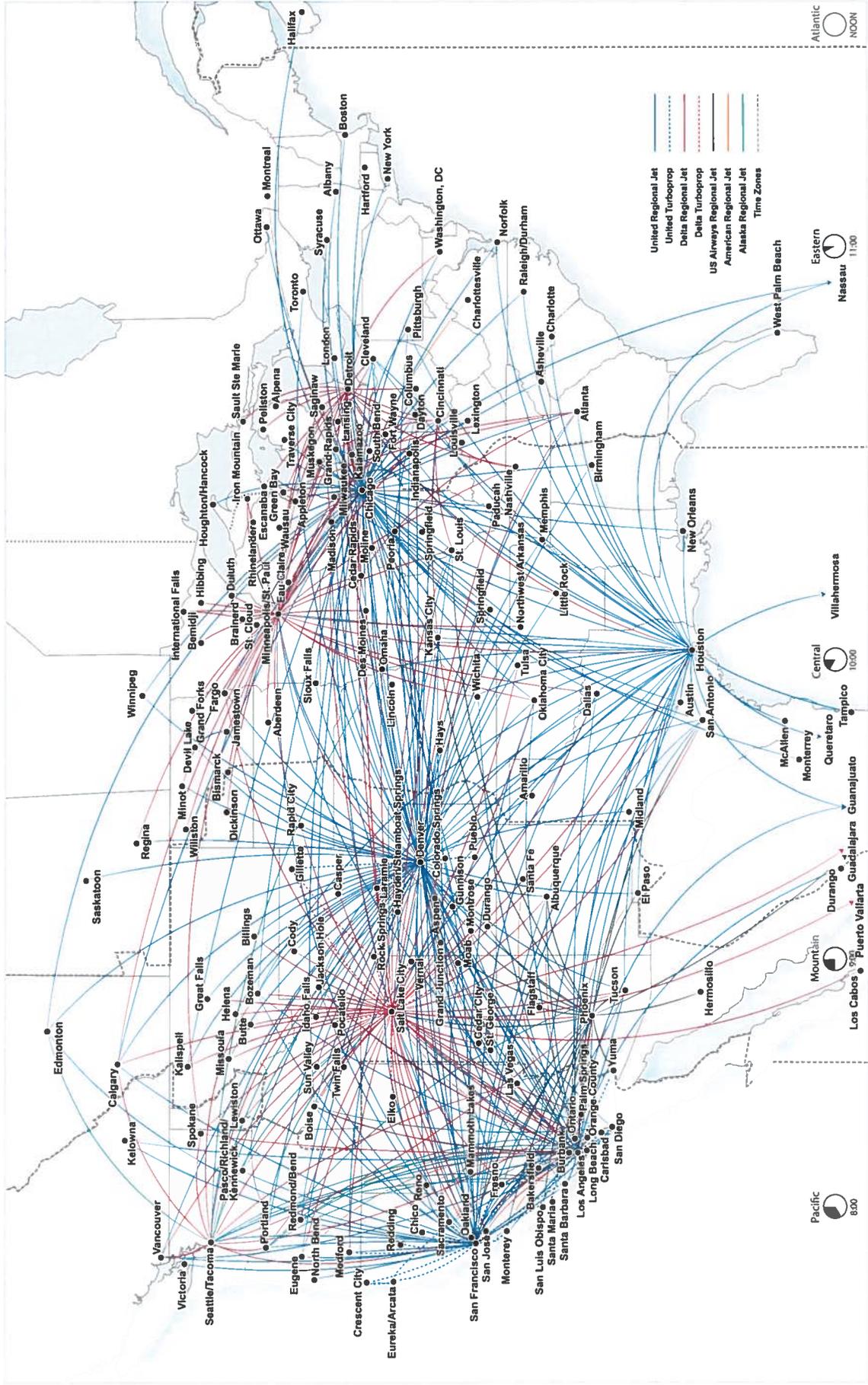
	NM	SM	KM
Maximum range	2,005	2,300	3,700

speeds

	Mach	knots	mph	km/h
Maximum cruise speed	0.81	464	534	860
Normal cruise speed	0.74	424	488	786

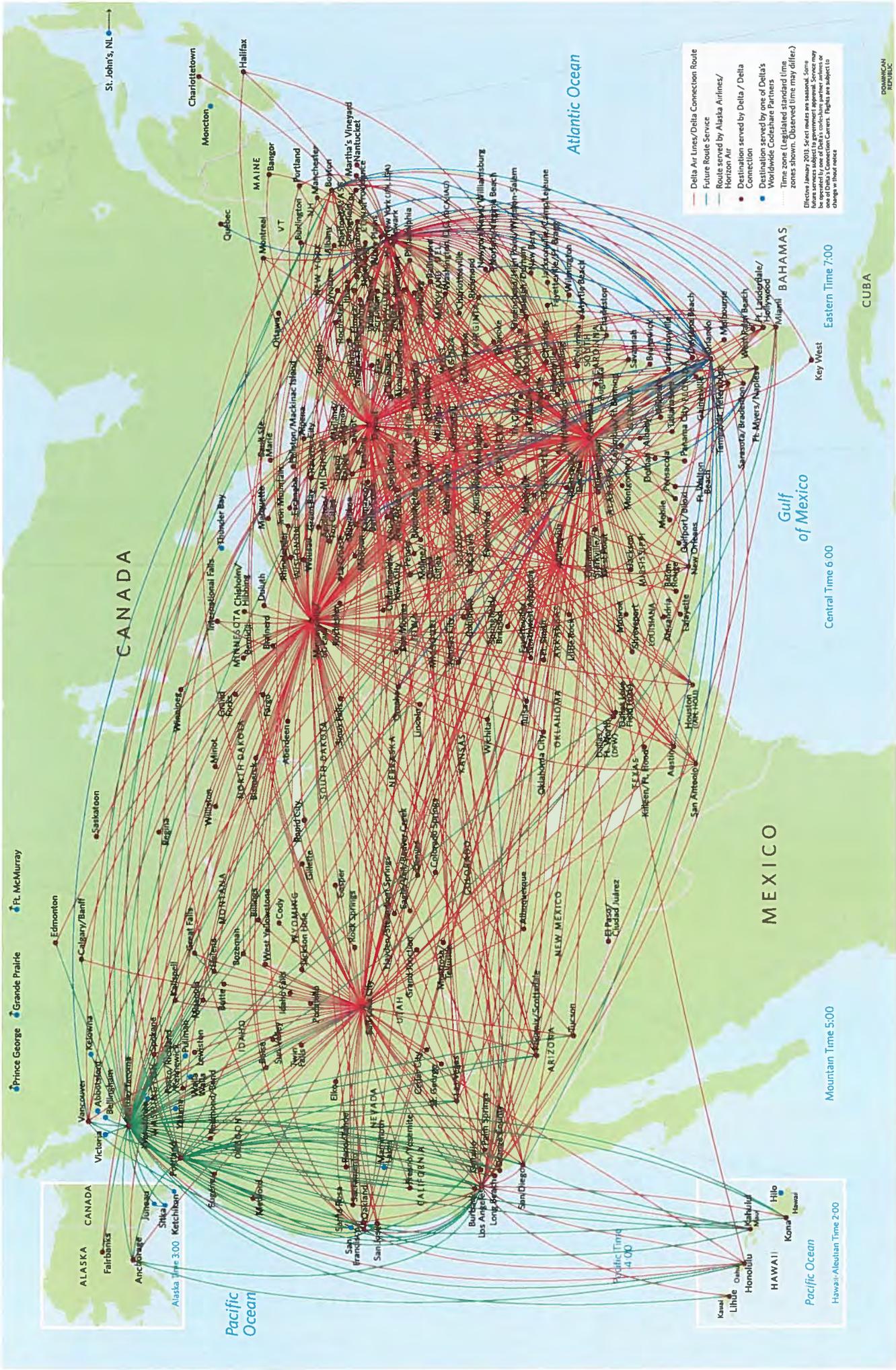


Route Map



(Updated monthly, may not reflect recent service updates)

SkyWest Airlines Route Map | December 2014



Delta Air Lines/Delta Connection Route
 Future Route Service
 Route served by Alaska Airlines/
 Horizon Air
 Destination served by Delta / Delta
 Connection
 Destination served by one of Delta's
 Worldwide CodeShare Partners
 Time zone (Legislated standard time
 zones shown. Observed time may differ)
 Effective January 2015. Select routes are seasonal. Some
 future services subject to government approval. Service may
 change without notice.

CANADA

Atlantic Ocean

Gulf of Mexico

MEXICO

Pacific Ocean

Pacific Ocean

DOMINICAN REPUBLIC

CUBA

Prince George Grande Prairie Ft. McMurray

ALASKA CANADA
 Fairbanks Anchorage Juneau
 Sitka Ketchikan
 Alaska Time 3:00

HAWAII
 Honolulu Maui Hilo Kona
 Hawaii-Aleutian Time 2:00

Mountain Time 5:00

Central Time 6:00

Eastern Time 7:00

St. John's, NL
 Charlottetown
 Moncton
 Halifax

Quebec
 Montreal
 Ottawa
 Toronto
 Vancouver
 Calgary/Banff
 Edmonton

MINNESOTA
 Chisholm
 Duluth
 Hibbing

WISCONSIN
 Milwaukee
 Madison
 Green Bay
 Appleton

ILLINOIS
 Chicago
 Peoria
 Springfield
 St. Louis

INDIANA
 Indianapolis
 Fort Wayne
 Gary

MICHIGAN
 Detroit
 Grand Rapids
 Lansing

OHIO
 Columbus
 Cincinnati
 Cleveland

KENTUCKY
 Louisville
 Lexington

TENNESSEE
 Nashville
 Memphis
 Knoxville

MISSISSIPPI
 Jackson
 Biloxi

ALABAMA
 Birmingham
 Montgomery
 Mobile

LOUISIANA
 New Orleans
 Baton Rouge
 Shreveport

MISSOURI
 St. Louis
 Kansas City
 Springfield

ARKANSAS
 Little Rock
 Fayetteville

OKLAHOMA
 Oklahoma City
 Tulsa

TEXAS
 Dallas/Fort Worth
 Houston
 San Antonio

NEW MEXICO
 Albuquerque
 Las Cruces

ARIZONA
 Phoenix
 Tucson

NEVADA
 Las Vegas
 Reno

CALIFORNIA
 Los Angeles
 San Francisco
 San Diego
 Sacramento

OREGON
 Portland

WASHINGTON
 Seattle
 Tacoma

IDAHO
 Boise

UTAH
 Salt Lake City

WYOMING
 Cheyenne

NEBRASKA
 Omaha
 Lincoln

KANSAS
 Wichita
 Topeka

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis

NEVADA
 Las Vegas
 St. Louis

CALIFORNIA
 Los Angeles
 St. Louis

OREGON
 Portland
 St. Louis

WASHINGTON
 Seattle
 St. Louis

IDAHO
 Boise
 St. Louis

UTAH
 Salt Lake City
 St. Louis

WYOMING
 Cheyenne
 St. Louis

NEBRASKA
 Omaha
 St. Louis

KANSAS
 Wichita
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis

NEVADA
 Las Vegas
 St. Louis

CALIFORNIA
 Los Angeles
 St. Louis

OREGON
 Portland
 St. Louis

WASHINGTON
 Seattle
 St. Louis

IDAHO
 Boise
 St. Louis

UTAH
 Salt Lake City
 St. Louis

WYOMING
 Cheyenne
 St. Louis

NEBRASKA
 Omaha
 St. Louis

KANSAS
 Wichita
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis

NEVADA
 Las Vegas
 St. Louis

CALIFORNIA
 Los Angeles
 St. Louis

OREGON
 Portland
 St. Louis

WASHINGTON
 Seattle
 St. Louis

IDAHO
 Boise
 St. Louis

UTAH
 Salt Lake City
 St. Louis

WYOMING
 Cheyenne
 St. Louis

NEBRASKA
 Omaha
 St. Louis

KANSAS
 Wichita
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis

NEVADA
 Las Vegas
 St. Louis

CALIFORNIA
 Los Angeles
 St. Louis

OREGON
 Portland
 St. Louis

WASHINGTON
 Seattle
 St. Louis

IDAHO
 Boise
 St. Louis

UTAH
 Salt Lake City
 St. Louis

WYOMING
 Cheyenne
 St. Louis

NEBRASKA
 Omaha
 St. Louis

KANSAS
 Wichita
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis

NEVADA
 Las Vegas
 St. Louis

CALIFORNIA
 Los Angeles
 St. Louis

OREGON
 Portland
 St. Louis

WASHINGTON
 Seattle
 St. Louis

IDAHO
 Boise
 St. Louis

UTAH
 Salt Lake City
 St. Louis

WYOMING
 Cheyenne
 St. Louis

NEBRASKA
 Omaha
 St. Louis

KANSAS
 Wichita
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis

NEVADA
 Las Vegas
 St. Louis

CALIFORNIA
 Los Angeles
 St. Louis

OREGON
 Portland
 St. Louis

WASHINGTON
 Seattle
 St. Louis

IDAHO
 Boise
 St. Louis

UTAH
 Salt Lake City
 St. Louis

WYOMING
 Cheyenne
 St. Louis

NEBRASKA
 Omaha
 St. Louis

KANSAS
 Wichita
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ILLINOIS
 Chicago
 St. Louis

INDIANA
 Indianapolis
 St. Louis

MICHIGAN
 Detroit
 St. Louis

OHIO
 Columbus
 St. Louis

KENTUCKY
 Louisville
 St. Louis

TENNESSEE
 Nashville
 St. Louis

MISSISSIPPI
 Jackson
 St. Louis

ALABAMA
 Birmingham
 St. Louis

LOUISIANA
 New Orleans
 St. Louis

MISSOURI
 St. Louis
 Kansas City

ARKANSAS
 Little Rock
 St. Louis

OKLAHOMA
 Oklahoma City
 St. Louis

TEXAS
 Dallas/Fort Worth
 St. Louis

NEW MEXICO
 Albuquerque
 St. Louis

ARIZONA
 Phoenix
 St. Louis