

WEST YELLOWSTONE TOWN COUNCIL
Town Council Meeting
April 5, 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, approximately 50 community members are also present

The meeting is called to order by Mayor Jerry Johnson at 6:00 PM in the Povah Community Center, 10 S Geyser, 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.

Health Care Services Presentations

Community Health Partners

Lander Cooney, Community Health Partners CEO, introduces herself briefly describes their organization. She explains they operate a federally qualified health center serving Gallatin and Park Counties, meaning they serve everyone who walks through the door regardless of their ability to pay. They have operated the clinic since 2010, serving approximately 1300 patients in 2015 in West Yellowstone. She explains that they have partnered with Bozeman Health through the Big Sky Medical Center to provide a full range of healthcare services including licensed physicians in West Yellowstone. She explains that they focus on patient centered primary care for the entire family, parental health counseling, parents as teachers home visiting, and outreach and enrollment services. Cooney turns the time over to Buck Taylor, Director of Operations and Community Development, to describe specific services they provide including preventive services, wellness exams, drug testing, mental health, substance abuse, and dental care. He explains that they also provide lactation consulting, nutrition consultation, and reading development. Taylor also explains that since they are part of a bigger organization, they are able to support their staff and provide relief from their other clinics when staff takes vacation. Taylor introduces Cheryl Ridgely of Bozeman Health to describe their partnership with that organization. Ridgely explains that they have been able to share providers from the Big Sky Medical Center in West Yellowstone to help stabilize primary care in West Yellowstone. Bozeman Health accepts the sliding fee scale that patients can qualify for through CHP. She explains that they provide care throughout the region and utilize electronic medical records which making seeking care throughout the region easier. She introduces Dr. Jeremy Mitchell, one of their physicians that rotates through the West Yellowstone clinic from Big Sky Medical Center. He shares some of his observations including that about 40% of the patients in West Yellowstone are uninsured, there is a need for mental health services, and there is a need to help patients afford medications. Cooney wraps up the presentation and invites questions from the public. Richard Gibson asks about radiology services at the clinic. Cooney explains that they have the equipment and are linked to the radiology department at Bozeman health for radio overreads. She says their biggest challenge in offering radiology services over the past six years has been licensed staff members to perform radiology services. They have two staff members here in West that are very close to getting their radiology licenses and expect to accomplish that by June 1, 2016. Teri Gibson states that CHP asked for \$100,000 from the Town last year and received \$75,000. She asks if they will continue to ask for that amount or if they will be able to reduce that shortfall now that they are teaming up with Bozeman Health. Cooney says that much of their funding comes from grants, but they do not receive additional funds to provide services in West Yellowstone. She says that due to lack of insurance by a large portion of their patients, they expect to lose up to \$150,000 per year and will ask they Town to share in that risk up for \$100,000. Marysue Costello asks if they intend to provide any more services than they have been providing for the last six years. Cooney says that they will only provide services that they can sustain. She says that they have been working towards bringing in physicians to the community for several years and have only recently been able to do that. They are also planning

to add another evening shift this summer. Costello also asks about emergency care in the community. Cooney says that they are still working towards balancing adequate services for the year round residents as well as emergency care, specifically during the summer season. She says they have access to a network of other services, which means sometimes they will send people to another place for care such as the emergency room in Big Sky. Teri Gibson asks about telemedicine. Cooney responds that they are carefully exploring some telemedicine technology, which is being used by Bozeman Health and they believe the opportunity exists to bring that technology to West Yellowstone. Richard Gibson says that if you call the clinic after hours, there is a message advising the caller to call the Bozeman Health switchboard and ask for the CHP provider on call. He says that he did this and the operator did not know who to direct him to. Cooney explains that they should have been able to connect the caller with their on-call provider, who would have access to their electronic medical records. She says this sounds like a glitch in the system and would love to hear more specifics about that call so they can figure out what went wrong. Teri Gibson asks if their organization grows in West Yellowstone, do they have adequate space in the existing clinic. Cooney answers that they currently have enough space but that could change. Dr. Mitchell says that when he comes to West, he shares four rooms with another provider and there is one more room for mental health. He says that if they were to expand any more they would need more room. Cooney also introduces Tracy Reamy, the Administrator for Big Sky Medical Center. Reamy says that they have been open in Big Sky for 111 days and seen many patients from West Yellowstone and are glad they are able to bridge that gap between this community and Bozeman.

Madison Valley Medical Center

John Bishop, Chief Executive Officer, for Madison Valley Medical Center. Bishop briefly introduces members of their board and Chief Operating Officer Allen Rohrback. Bishop explains that they have a long history providing rural health care in this area, going back to the 1950s. He explains that they currently operate an emergency room, rural health clinic, radiology, visiting specialists, a hospital, physical therapy, and laboratory services. He briefly describes their staff, including Dr. Marks, who was recognized last year as the Montana Family Practitioner of the year. Bishop shares some infographics that indicate high patient satisfaction and growth in their organization. He points out that their community is not growing as fast as their organization. Rohrback addresses the group and explains that their main objective is to provide care for patients in West Yellowstone. He says they would provide primary care, urgent care walk-in, same-day appointments, expanded hours, lab, and x-ray. He emphasizes that they are experienced in offering rural health care and they can provide an increase in medical services and recruit resident providers. He says their proposal includes expanded hours during the peak season, which will be greater than what they already provide in Ennis as well as shorter days but five days a week during the rest of the year. He also describes services including chronic care management, occupational medicine, lab services, x-ray services, and on-call telephone consultations. He explains that they also use electronic health records. He says they will also provide patient registration, scheduling, and patient financial services in West Yellowstone as well as care coordination with other providers. He says they also utilize a charity care policy and sliding fee scale. They will accept assignment from Medicare, Medicaid, Workers Compensation as well as expanded commercial insurance. He also describes a range of medical and administrative support services. He also explains that they understand that it will require a major capital investment to start operating in West Yellowstone. Bishop explains that they do anticipate losses, but believe they can minimize that loss over several years. He thinks that operating a primary clinic at a profit in West Yellowstone is unlikely, so they are proposing a similar risk as CHP. He says they will ask for up to \$100,000 per year from the Town, based on actual costs, which includes a \$30,000 management fee. Bishop invites questions from the audience. Lynette West asks if they would be able to fit into the current clinic building and Bishop answers that they do believe they could fit into the current building. Richard Gibson asks if any of their providers are bilingual. Bishop answers that they are not, but he is and he frequently goes to the emergency room to translate. Mike Gavagan asks about providing mental health services. Bishop answers that they would continue to provide the services that CHP is currently offering. Trish Munn asks if their outreach coordinator would only be in Ennis. Bishop says they would be able to handle those needs with the staff that are here while working

with the coordinator in Ennis. Teri Gibson asks Lynette West asks where would they house their staff, since housing is very tight in West Yellowstone. Bishop says they haven't really looked at that specifically, but assume they could use the sleeping quarters in the clinic or staff could drive back to Ennis. They would likely be able to find housing at least during the off seasons. Teri Gibson asks if they would have a physician in the clinic every day. Bishop answers that is not likely but they would send a physician down on a regular basis and would hopefully be able to establish a relationship with one of their doctors. They would hope to eventually hire a mid-level provider that lives here in the community. Andie Withner says that since they are not a non-profit, what is their motivation for expanding to this community. Bishop says that they are looking for an opportunity to expand and realize that have seen 500 patients from this community. Gayle Gavagan asks what their typical staffing will be like. He says they expect a physician, nurse, and patient coordinator at a minimum. Various other questions about travel during the winter and nature of services are asked by members of the audience. Tom Cherhoniak comments that CHP has a great staff and encourages them to keep the same staff if possible. Erin Bevan, the current provider at the clinic for CHP explains that she has heard from her patients a desire to retain providers. Bishop says that they have had those same challenges in Ennis and feel like they have come up with a model that is working well in Ennis. Richard Gibson asks about their current retention of their current providers and Bishop describes several providers that have been with them over five years as well as newer hires. Kathi Arnado asks if their sliding fee scale would translate to the scale used by Bozeman Health. Bishop says that they do not currently have that relationship set up but they would be very interested in that. Gibson also asks if medical records would translate electronically and he says that they would, although they currently use different systems.

Mayor Johnson explains that the Health Services Advisory Board is meeting at 6 PM on April 14, 2016 to prepare a recommendation for the Town Council. That recommendation will be presented to the Town Council for consideration at the next meeting on April 19, 2016.

ACTION TAKEN

- 1) Motion carried to approve the claims, which total \$87, 294.05. (Martineau, Parker) Forsythe abstains from #41896.
- 2) Motion carried to approve the Consent Agenda, which includes the minutes of the March 16, 2016 Town Council Meeting and March 22, 2016 Town Council Work Session. (Forsythe, Schmier)
- 3) Motion carried to approve the business license name change from Big Sky Gaming, LLC to Golden Route Operations. (Martineau, Forsythe)
- 4) Motion carried to table the School Water Main request. (Forsythe, Martineau)
- 5) Motion carried to approve the Lease Amendment to the Union Pacific Dining Lodge Lease with the Yellowstone Historic Center. (Forsythe, Schmier) Parker and Johnson are opposed.
- 6) Motion carried to appoint Bill Howell (resides in Town limits), Tim Daley (resides in Town limits), and SJ Shepherd (resides outside the Town limits) to the Planning Board.

DISCUSSION

Public Comment Period

Richard Gibson asks if the meeting between the manager, judge, police, and court clerk on Friday is open to the public. Sabolsky says it is essentially just a staff meeting. WY News Editor asks how long the trailers at Pioneer Park will remain from the Wild Bill Octane event. Patterson says he has a call in to Marge Wanner about that and Forsythe

Council Comments

Parker says that he counted 53 burnt out street lights on Highway 20 and asks if they can get them replaced. Patterson says there are about 73 lights in town that are out and they have spent all of their budget for lights this year. Mayor Johnson mentions a Search & Rescue operation last Saturday and was impressed by the community turnout and support. Schmier says he would like the Town to work with the rest of the community to address parking at trailheads, specifically for trailers for snowmobiles. He says it is a problem every year. Forsythe says he would like to make sure that representatives from both CHP and Madison Valley are invited to come back to the meeting on April 19 so the Council can ask questions. Johnson indicates he will talk to the attorney to determine whether they can ask questions at that meeting because there is proprietary information in the proposals. Martineau says that long-time resident Jack Coffin is in the hospital in Idaho Falls and asks everyone to keep him and his family in their thoughts.

- 5) Patterson mentions that the YHC needs to make sure they notify the Town when they will be using the lawn so they can make sure the sprinklers are off. Johnson says he is not completely comfortable with this amendment because he is concerned that sooner or later something will come up that conflicts with other businesses or licensed events.
- A) **Town Manager's Report:** Town Manager Dan 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. A public hearing set for April 19, 2016. Notification has been provided to all water/sewer customers of the public hearing. Status: On-going. **WYED Consulting Contract – Public Input Project:** NRDC has asked that the Town to consider adopting the Affordable Housing Plan. I have sent a copy of the Plan to council members for their review and comments. Status: In progress. **Food Truck Ordinance:** The Town had a work session on establishing food truck regulations. As a result of that meeting, the staff has started the process of drafting food trucks regulations. Status: In progress. **Grizzly Internet:** I met with Mr. Pond, of Safelink, regarding the assignment. Last week, Safelink forwarded a sample bond that James and I are reviewing to determining if it meets the Town's requirements. Status: Pending. **Payroll System:** On March 23, Black Mountain conducted a demonstration of their payroll software to the Finance Department. In addition, they demonstrated their cloud capabilities and how this will complement the Town's finance and payroll operations. The Town purchased the payroll software and entered into a maintenance agreement that includes the iCloud capabilities. The Finance Department will be conducting training for all employees on the software. There will be two trial runs of the payroll process before July. 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. We are still waiting for the information on the snow grooming to forwarded to the Town. Once the information is provided and added to the document, the final draft will be sent to the Town's legal counsel for review. 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. The selection of vendor shall be occurring in the next couple of weeks. 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 Town has received a contract from 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. This week, this contract will be scanned and

forwarded to our legal counsel. Status: In progress. **Refinance of GO Bonds:** The Town signed the Conditional Commitment Letter with First Security Bank for the re-financing of the general obligation bonds. The Town has received a contract from Ms. Cynthia Weed, of K & L Gates, to assist the Town with drafting the necessary documents to refinance the general obligation bonds at a lower interest rate. Status: In progress. **Snow Removal:** Meet with Chamber of Commerce regarding snow removal in the Old Town area, especially on Canyon Street and Yellowstone Avenue. Both parties will meet with businesses that haven't been removing snow from their sidewalks. They will be asked to maintain their sidewalks to eliminate pedestrians from walking on the streets. Status: In progress. **School Expansion Project:** I attended a follow-up meeting with the West Yellowstone School District superintendent about their pending project. Once the bids are formally 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. The initiatives are going well.

Town Related Items:

- Meet the Medical Advisory Board (1).
- Worked with Legal Counsel on pending litigation and mediations.
- Attended the post-event meeting for Wild Bill Octane/Expo events.
- Attended work session on Food Trucks and Code Enforcement.
- Participated in Black Mountain demonstration.
- Working on minor alterations to the Resort Tax ordinance.

Chief Newell reports that Sabrah Van Leeuwen graduated from the Montana Law Enforcement Academy on March 25, 2016 and many of them including Council Member Forsythe attended the graduation in Helena. He also reports on progress on the junk vehicle ordinance and mentions a recent need to wake the judge in the middle of the night to issue a search warrant. Social Services Director Kathi Arnado reports that they served 249 individuals in March in the department during March but they also saw an increase in donations. She also describes a new approach they are taking in the food bank that allows people to choose the foods they will most likely use. Finance Director Lanie Gospodarek reports that 2/3 of her department was gone for spring break last week but Deputy Clerk Sheri Holtzen managed to keep things going. She mentions current projects such as annual business licensing, updating the resort tax ordinance, interfacing the new payroll modules, and supporting the Town Manager. Public Services Superintendent James Patterson reports that all the equipment is back up and running. He says they are starting to sweep the streets and there is a lot of dirt on the roads this year. Schmier asks if the staff would be able to start clearing some of the sidewalks. Patterson says they can work on that. He also suggests they start preparing and advertising for Town Clean up so they can spread the word about what they Town is willing to pick up. Sabolsky also mentions that he is meeting with the Judge, Police Chief, and Court Clerk Kerry Parker on Friday to discuss what they can do to relieve some of the workload in the court.

The meeting is adjourned. (8:45 PM)

Mayor

ATTEST:

Town Clerk

WEST YELLOWSTONE TOWN COUNCIL

Work Session

April 12, 2016

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

OTHERS PRESENT: Town Manager Dan Sabolsky, Finance Director Lanie Gospodarek, WY News Editor Jeremy Weber, Richard and Teri Gibson, Moira Dow-WY Chamber Muscle Sports Coordinator, Marin Aurand and Carol Leasure-Yellowstone Historic Center, guy in back...

The meeting is called to order by Mayor Jerry Johnson at 5 PM in the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana

Public Comment Period

No public comment is received.

Council Comments

No council comments are received.

DISCUSSION

Mayor Johnson calls the meeting to order. The topic of discussion is changes to the resort tax ordinance, Section 3.12 of the West Yellowstone Municipal Code. The Council discusses the proposed changes, specifically exemptions to the resort tax. Mayor Johnson says that it has been proposed that the exemptions be outlined by a policy, but there are concerns from the town attorney that establishing the exemptions by policy rather than ordinance would not hold up in court. The Council considers criteria that would be used to grant an exemption, which is presently outlined in the draft of Policy 7. Mayor Johnson says that they should not grant exemptions to "groups" but rather to specific events and the council agrees. The proposal is to establish criteria that entities would have to meet at least three of the criteria to qualify for an exemption. The Council debates whether the language "The activity is for a local school or church fundraiser" but ultimately does not change it. They consider how to define a donation and if the appealing entity donates back to the local school or community. They also consider criteria such as all monies are collected as a donation, fees are stipulated by a regulatory entity, the event is not required to have a business license, or collections are less than \$50.00. The group extensively considers the proposed criteria. It is suggested that they add another bullet point that would allow an exemption to an entity that is based on West Yellowstone or the 59758 zip code. Parker comments that they are working awfully hard to come up with reasons not to collect resort tax. The group considers whether it is appropriate to adopt the criteria by a policy, as the town attorney believes it is more appropriate to put the exemption criteria in the ordinance. Mayor Johnson says that due to pending litigation, he does not think they should proceed with adoption of this ordinance at this time and suggests waiting until July or later. Moira Dow points out that if they don't make the changes now, then the school and all the other groups must pay the tax. The Council does agree that appealing entities must meet three of the proposed criteria. The discussion returns to the second bullet point and agrees to change the language regarding donations from a set percentage to net proceeds are donated to the local community or school, in kind or monetarily. After further discussion, the Council directs staff to work the proposed criteria into the ordinance and have the town attorney review it. They also agree to take her recommendation as to when to schedule the readings and public hearing for the ordinance.

The meeting is adjourned. (6:45 PM)

Mayor

ATTEST:

Town Clerk

WEST YELLOWSTONE TOWN COUNCIL
Town Council Meeting
April 19, 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, Town Engineer Dick Dyer, Town Attorney Jane Mersen, Richard & Teri Gibson, Fall River Electric Representatives Bryan Case, Doug Schmier, Randy Wakefield, Arnie & Steffi Siegel, Bill Howell, Li Zhang, Andie Withner, Kyle Goltz, Jessie Wittmer, Norma Salinas, Chris Burke, Neil Pringle, representatives from Mdison Valley Medical Center, representatives from Community Health Partners, multiple other community members

The meeting is called to order by Mayor Jerry Johnson at 7:00 PM in the Povah Community Center, 10 S Geyser Street, 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 #6673 to DIS Technologies to purchase a dispatch server and network build for \$32,538.27. (Forsythe, Martineau)
- 2) Motion carried to approve the claims, which total \$75,907.18 (Forsythe, Martineau)
- 3) Motion carried to approve the Consent Agenda, which includes the minutes of the April 5, 2016 Town Council Meeting and the April 12, 2016 Town Council Work Session. (Martineau, Schmier)
- 4) Motion carried to table the school water main request. (Parker, Forsythe)
- 5) Motion carried to approve the first reading of Resolution No. 676. (Schmier, Forsythe)
- 6) Motion carried to approve the first reading of Resolution No. 677. (Martineau, Schmier)
- 7) Mayor Johnson makes a motion to select Community Health Partners as (Johnson, Martineau) Forsythe is opposed.
- 8) Motion carried to appoint Cole Parker to serve as the Town Council Representative on the Planning Board, term to be concurrent with his term on the Town Council. (Martineau, Schmier)

Public Comment Period

Bryan Case of Fall River Rural Electric Cooperative addresses the Council and crowd. Case explains that Fall River is a non-profit cooperative that is owned by the members. He explains that they have an opportunity to consolidate with Lower Valley Energy, a similar cooperative that primarily serves the region around Jackson Hole, Swan Valley, and Afton, WY. He says there are multiple benefits to consolidating the cooperatives to save money, stabilize rates, increase financial strength, and add additional services including natural gas and propane. He explains that they believe now is the right time to consolidate as they are in a position to ensure there will be no layoffs due to expected retirements over the next five years and decrease rates. Mayor Johnson refers to a "brown out" we had a couple years ago on a very cold day and questions whether that could happen again. Case explains that

Brian Leland introduces himself as a candidate for the Gallatin County Commission on the democratic ticket this fall. He points out that none of the members on the current commission lives in a city or town in the county and he is running on a platform to address urban issues including workforce housing.

Council Comments

Greg Forsythe says that he recently had a conversation with Clyde Seely who suggested they attempt to route drive-through traffic down Gibbon Avenue to avoid congestion created by cars going into Yellowstone Park. He elaborates that that in Ennis during the 4th of July weekend, signs are put up to reroute traffic and advise people to expect delays. The Council considers the proposal and suggests that Patterson and Chief Newell consider that. Johnson does point out that some merchants believe a traffic jam is a good thing in town as it increases business. Forsythe also comments that this is a legislative year and if they want to approach the legislature about increasing the resort tax they need to get started on that. Brad Schmier says that he was excited to see a notice in his mail recently that the tipping rates at the transfer station are going down and he hopes those savings will be passed on to consumers. Patterson says that they encouraged Republic Services at the last meeting to reduce dumpster fees. Clyde Seely, a board member of the Hegben Basin Transfer Station, explains that several years back they built a \$4.2 million dollar composting facility, mostly funded by Yellowstone National Park. At the time, they had studies that indicated they would be able to compost 70% of the garbage, but due to inaccurate studies and an increase in plastics in the garbage it was more like 30%. He says, however, that consumers have been subsidizing the composting process and they have finally got to a point where they should be able to reduce rates for consumers.

Public Hearing: Resolution No. 676, Water Rates and Resolution No. 677, Sewer Rates

Mayor Johnson reads the hearing notice. The hearing was advertised in the April 1, 8, and 15, 2016 editions of the West Yellowstone News. Town Engineer Dick Dyer describes the current status of the water flow from Whiskey Springs. He explains that flows have been down for the past two years and significant improvements are needed to assure adequate supply of safe drinking water. Water rates have not been adjusted since 2009 and need to be adjusted to meet current expenses and resources for necessary improvements. He explains that they need to expand the water supply through an additional well and fluoride treatment facility, expected to cost \$1.6 million. He also emphasizes that these improvements are needed now and are not the result of the proposed 80 acre development. Dyer explains how the rates are calculated, the proposed increase, and probable impact on consumers. Bill Howell says that he has known Town Engineer Dick Dyer for many years and was on the Council when the water system was built. He points out that the system is very unique and is gravity fed. He says that he does not understand why they are raising the rates when they have resort tax to offset that cost. He says that the resort tax was sold to the legislature on the premise that it would be used to fund infrastructure and that is when it should be used for. Jeremy Roberson agrees with Howell and says that he would like to see more infrastructure funding by resort tax. Ken Davis asks if they are still satisfied that the water system under the streets is adequate and not leaking. Dyer responds that when they built the water distribution system over thirty years ago, they were able to put in very strong pipe. He says that every pipe they have dug up in recent years appears to be in very good condition and they have been amazed at the lack of deterioration. He says they have carefully tracked the water use and water balance. He says that the use is consistent with what would be expected based on flows in and out of the utility system. He says they have had some leaks but nothing major in the original system in the original township. Teri Gibson says that the water rates here are very low and encourages the Town to be proactive to be prepared for potential problems down the road. Clyde Seely says that the system was put in with the expectation that they could maintain at the same levels for a very long time, however they have seen an increase in population and a decrease in the spring flow. Seely says that the onus of the increased cost of the system should be put on new users through impact and new connection fees. Howell says that they also should look at impact fees in the 80 acres and that could cause a real impact on existing users. Davis says that both the water and sewer systems should be run an enterprise funds and the cost of the systems should be borne by the users, not the resort tax.

Dyer addresses the current status and use of the sewer system. He explains that treated wastewater effluent is discharged to infiltration/percolation (IP) beds around the wastewater treatment plant. He explains that the past 20 years of growth has used up most of the IP capacity available for the peak season and thus expansion is needed along with obtaining a discharge permit. Additionally, the existing sewer collection lines are nearly 50 years old and they are experiencing problems which suggest that pipeline needs to be rehabilitated or replaced in some areas. Use rates have not been adjusted since 2009 and are the lowest in the State for similar size communities. He says that to expand the IP beds, Montana Department of Environmental Quality (DEQ) will require an application for discharge permit, an extensive and costly process to examine water quality in the groundwater and specific impacts associated with the discharge. He explains that internal inspection of some sewer lines indicate the need to replace or rehabilitate in some areas. He also points out that these are present needs and are not associated with the proposed 80 acre development. Dyer also explains the proposed rate structure and impact on homes and businesses. Ken Davis asks how long the Town can expect to continue to operate with a lagoon system as opposed to mechanized treatment of the effluent. Dyer explains that under their current permit, they can continue to discharge at the same rates that were approved in the 1990s for 15 to 20 years, based on nutrient levels. Leland comments that they installed a liner system in front of his house in Bozeman, which took less than a day and has proven to be very effective. Bill Howell also mentions property he owns in another state which has been served by the liner system that worked very well. Rich Gibson says that the airport has shown interest in hooking on to the Town's system and they anticipate developing the property around the airport and questions whether that is being taken into account. Mayor Johnson responds that they have not at this time but would probably consider impact fees before that would be approved. Matt Kelley, Gallatin County Health Department, mentions use of the liner systems in other areas. Dyer explains that they have had issues in lines that had substantial grease in the lines. He says that efforts were made to restrict grease have been successful. Clyde Seely recommends that the Council increase the connection fees to ensure that the burden of new construction is not on existing users of the system and asks what connection fees were five years ago as opposed to now. Town Clerk Liz Roos explains that prior to 2009, the water connection fee was \$25 and the sewer connection fee was \$350. The current connection fees were adopted in 2009 and have not increased since. The proposed resolutions will increase connection fees for water from \$1500 to \$1600 and for sewer from \$2900 to \$3000. Seely says he does not think that is enough and they should consider increasing them more. Li Zhang says that the Town should plan to provide for the existing customers and new customers should be charged more for their impact on the system.

DISCUSSION

- 1) Chief of Police Scott Newell explains that the bid from DIS Technologies appears to be substantially more than the other two bids, but that is because their bid included up to \$10,000 of cable that may be required by next year. The cable will not be installed if it is determined it is not necessary and the other bids did not include that cable.
- 4) Sabolsky says that he spoke to School Board Member Jason Howell who indicated he would be prepared to come before the Council at the first meeting in May.
- 5) Mayor Johnson explains that resolutions do not normally require two readings, but the Town felt that they wanted to make sure that the public had adequate time and notice to comment on the proposed rate increases. Both resolutions will be placed on the next agenda for a second reading. Mayor Johnson reads Resolution No. 676 out loud. Johnson asks Dyer if he were to tear down an existing building and build a new one, what would the connection fee be for the new building. Dyer says that it would be the difference between the current connection fees of the new building and the old building. If the meter size does not change, then the connection fee has already been paid.
- 6) Mayor Johnson reads Resolution No. 677 out loud. Mayor Johnson points out that the septic dumping fee in this resolution will remain at \$150 for the first 1000 gallons plus \$.11 per gallon thereafter. Seely asks if the Council decides to increase the impact fees

before the next meeting, can they do that. Johnson answers that they can and clarifies that the fee is actually a connection fee, not an impact fee. Bill Howell recommends that the Town consider increasing the connection fees.

- 7) Mayor Johnson asks Parker to report on the Health Care Services Advisory Board and their participation in the Health Care RFP process. Parker explains that the members of the board included Kyle Goltz (chair), Jessie Wittmer, Norma Salinas, Jennifer Jordan, and himself. The board met several times throughout the process and reviewed the responses in detail. He says that at the meeting last week, the board voted 4 to 1 to recommend that the Council select Community Health Partners to provide medical services at the clinic. He says that he was the vote in favor of Madison Valley Medical Center. Mayor Johnson shares letters of support that were received after the initial receipt of the responses to the RFP. He explains that they have received an anonymous letter, but he will not read the letter unless someone wishes to come forward and claim the letter. The anonymous letter will be kept in the file. Mayor Johnson reads letters of support for CHP from the Gallatin County Commissioners, Maggie Merriman, and the Executive Director of the Western Montana Mental Health Center. Mayor Johnson makes a motion, seconded by Martineau, to select CHP to continue to provide health care services at the clinic. He invites the Council to make comments and explains that they will take public comment following the Council. Greg Forsythe says that he truly appreciates the time and efforts made by the Health Care Advisory Board to work through this process. He also appreciates the efforts made by Madison Valley and CHP to participate in the process. He asks Madison Valley if they can do anything to make the sliding fee scale they proposed easier to access, especially for low income patients. John Bishop says that they have a very up front process, but it may take some time to work through the kind of coverage the patient has or is qualified. Allyn Rohrback, COO, adds that once they are able to verify their status, it will be very simple to work through on subsequent visits. Lander Cooney of CHP explains that their sliding scale systems works very much the same way. Forsythe asks about the increase in support CHP has requested from the Town over the past couple years. Cooney explains that they have increased that request, but they have also increased the amount of services they provide. Forsythe points out that CHP is federally funded and Madison Valley is private, but Bishop points out that they are a non-profit hospital and do qualify for some funding in the same way as a rural health clinic. Parker says that the members of the board had strong backgrounds in science and health and he appreciated that. He says that he did feel that Madison Valley had a better plan to operate the clinic. Schmier describes a scenario where a young patient is injured in a bike accident and complains of pain and asks each responder to explain how they would handle the incident. CHP's representatives explain that although their staff has done all they can do to obtain radiology certification until the State reviews the application and authorizes the staff to take the final exam. They do explain that once they get certified they will be able to read the x-rays and cast the injury when necessary. In the meantime, they will refer to their professional partners, likely the Big Sky Medical Center, to treat the patient. Schmier points out that he has minutes from a Health Care Advisory Board meeting in 2011 where the need for radiology was discussed and questions why it has taken so long to get radiology services in West Yellowstone. Cooney explains that six years ago they did not have radiology equipment or staff, which they have been able to acquire since then. She says that they have had lapses in radiology services but have not been without that service for the entire time. Bishop says that Madison Valley would be prepared to offer radiology services the day they take over on January 1. He says they have a long history of working with Bozeman Deaconess and specialists in Bozeman as well. Schmier reads a statement that expresses concerns about CHP but ultimately says he will support the recommendation from the advisory board. Martineau asks John Bishop about being open on Sundays and points out that CHP has tried that but has not been successful as the pharmacy is not open on weekends. He asks if they have truly considered whether operating on Sundays is beneficial. Bishop says that they did consider operating on Sundays carefully but acknowledged that the park is open seven days per week and they would need to as well. Bill Howell says that his few experiences at the clinic as operated

by CHP have been very positive. Richard Gibson commends the Council for listening to the Health Care Advisory Board and encourages them to continue to utilize the board and guide the provider. Mike Gavagan agrees with Gibson and also encourages them to continue to use the advisory board in the future. Gavagan says that they should follow the advice of the advisory board and keep it involved in the future. Michael Schoemenan comments that he recently had to seek care from CHP and ultimately Bozeman Deaconess and would not have been able to afford it had it not been through the sliding fee system. Andie Withner says that her experience with CHP have been positive and she encourages the Council to support entities in our county. Jeremy Roberson also says his experience with CHP has been good and he believes that they have had five years to work out things here in West Yellowstone and have a good future. Tom Cherhoniak says that he is a patient at CHP as well as on their board of directors and also supports CHP. Mike Gavagan requests that when the Council votes, that if they vote against the recommendation of the advisory board that they explain why they are voting that way. Matt Kelley, Gallatin County Health Officer, also speaks on behalf of CHP pointing out the benefits of a federally qualified healthcare facility in West Yellowstone and the involvement of the advisory board. Doug Schmier raises questions about the progress CHP has made in the community and suggests that when CHP took over for Dr. Shirar over five years ago, they went backwards. He says that as an employer it is a big impact on families when they have to travel out of town for medical service. He says that he wanted to serve on the Healthcare Advisory Board and is disappointed that he did not get that opportunity. He is concerned that CHP will be chosen as the provider and is not ready to move forward. He encourages the Council to make the best decision, not just based on emotions. Arnie Siegel says that he has been in the community for many years and knew multiple providers. He suggests that CHP is following a lagging model while Madison Valley is offering a leading model for health care services. Clyde Seely says that he has supported CHP and will continue to, but says that they need to continue to work with the provider and provide access to more support if necessary. Withner says that we are a small community and have a very seasonal economy. She says that CHP has been here long enough to figure out how to operate in the community and establish a network of providers in the area. Cheryl Ridgely of Bozeman Health speaks and explains the support they provide to CHP and are committed to stabilizing primary care in the community. Trish Munn, an employee of CHP, speaks about the services she provides through CHP including lactation consulting, parents as teachers counseling, and assistance with Medicare and Medicaid applications as well as navigating the health insurance exchanges. John Bishop says that they will be able to offer very similar services and he a very high return rate in Ennis. Rohrback says that they have experienced a very high success rate because they are supported by the public. Munn asks if Madison Valley would offer outreach programs locally or only in Ennis, but Bishop says they would look for someone to offer those services here in West Yellowstone. Erin Bevan, a current CHP provider, says that rural healthcare is a challenge everywhere, not just in West Yellowstone or Gallatin County or Montana. Doug Schmier asks Fire Chief Shane Grube about the effect of expanded hours on the operation of the ambulance service, but Grube says he cannot accurately answer the question without doing more research. He says that expanded hours will allow them to improve their service. Schmier apologizes for putting Grube on the spot, but also points out that the people in the room tonight are overwhelmingly in favor of CHP, but emotionally tied or employed by CHP. He encourages the Council to not make a decision tonight and avoid making a knee-jerk reaction and reflect on it for a couple of days. Chris Burke says that this process has taken many months and this is not a snap decision. He encourages the Council to carefully consider what has been said and make a good decision. Bishop and Cooney both express appreciation for the opportunity to participate in the process. Mayor Johnson asks the Council for any final comments. Forsythe says that in response to the request from Gavagan, he says that he believes they can do better in West Yellowstone. He believes that if they can build a hospital in Sheridan (Montana) he thinks they can build one here. He says that he was on an advisory board in Big Sky that recommended that Billings Clinic come to Big Sky, but Bozeman Deaconess (Bozeman Health) said they were going to build a hospital anyway

and was not concerned about healthcare in West Yellowstone but Billings Clinic was and that is why he will vote for Madison Valley. Parker says that they need to prepare for the future. He says that he expected five or six responses to the RFP and was disappointed to only receive two. Martineau says that he was very impressed with Madison Valley and if they had been here five years ago, they may be having a different conversation. Martineau says that he also doesn't see any value in setting up a committee nearly a year ago to work on this but then not taking their recommendation so therefore he will vote for CHP. Johnson says that they worked very hard to release an RFP that was reasonable and attainable. He says that both proposals were very even and made it difficult to compare.

- A) **Advisory Board Reports:** Council Member Parker reports that the Health Care Advisory Board met last week to put together a recommendation for the Health Care RFP process, which will be discussed later tonight. Public Services Superintendent James Patterson reports that the Parks & Recreation Advisory Board met last week to discuss plans for this summer and the perimeter trail.
- B) **Town Manager and Department Head Reports:** Town Manager Dan Sabolsky reports on current issues: **Water and Sewer Issues:** Water and sewer rate adjustments will be used for items that need to be undertaken whether the town develops the 80 acres or not. Two public hearings are set for April 19, 2016 and May 3, 2016. Notification has been provided to all water/sewer customers of the public hearing for April 19, 2016. In May, Mr. Dyer will provide an update on the Water and Sewer studies being conducted by his firm. Status: On-going. **WYED Consulting Contract – Public Input Project:** NRDC has asked that the Town to consider adopting the Affordable Housing Plan. I have sent a copy of the Plan to council members for their review and comments. I have a meeting scheduled with HRDC, in Bozeman, to discuss the housing plan and the Electric Housing Project. Status: In progress. **Food Truck Ordinance:** The Town had a work session on establishing food truck regulations. As a result of that meeting, the staff has completed mobile food vendor regulations that were sent to council for their review. A draft of the regulations was sent to the Town's legal counsel for review. It is anticipated that the regulations shall be on the May 3rd Council Agenda. Status: In progress. **Grizzly Internet:** I met with Mr. Pond, of Safelink, regarding the assignment. Last week, Safelink forwarded a sample bond that was reviewed by staff and our legal counsel. Our counsel is now working with Safelink to modify the bonding requirements. Status: Pending. **Payroll System:** The Town purchased the Black Mountain payroll software and entered into a maintenance agreement that includes the iCloud capabilities. The Finance Department completed their first training on the software. Ms. Roos has started entering data into the new system. There will be two trial runs of the payroll process before July. Status: In-progress. **Growth Policy:** The Planning Board has been working on the update to the Town's Growth Policy. The final draft was sent to the Town's legal counsel for review. 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. The selection of vendor shall be occurring in the next couple of weeks. The Chief, Ms. Gospodarek, and myself met to determine the future expenditures for the department. 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 Town has signed a contract with 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. Ms. Gospodarek has been working with First Security Bank on finalizing the documentation to complete the transaction. Status: In progress. **Refinance of GO Bonds:** The Town signed the Conditional Commitment Letter with First Security Bank for the re-financing of the general obligation bonds. The Town has signed a contract with Ms. Cynthia Weed, of K & L Gates, to assist the Town with drafting the necessary documents to refinance the general obligation bonds at a lower interest rate. Status: In progress. **School Expansion**

Project: Met with Jason Howell regarding the school project. They have started to review and analyze the bids on the school project. From preliminary numbers, it appears that the school district may need some assistance from the Town. We anticipate the School District attending a Council meeting in May to discuss their situation. 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. The initiatives are going well. **Department Head Placement and Advancement:** (Also known as Section 05-10 of the Employee Manual). Met with the Department Heads regarding this section and reworked the document. A copy was forwarded to all Department Heads for their comments and revisions. Once completed, the document was forwarded to the Town's legal counsel and Town council. Once the legal review is done, it will be forwarded to council for discussion/action. Status: In progress.

Town Related Items:

- Meet the Medical Advisory Board (2).
- Attended the Library Advisory Board meeting.
- Attended the Recreation Advisory Board.
- Attended meeting with Yellowstone National Park superintendent Daniel Wenk.
- Participated in a conference call with legal counsel on arbitration.
- Met with Forsgren Associates, Inc.
- Met with the Judge Brandis.
- Two conference calls with Gallatin County Health Department.

Public Services Superintendent James Patterson reports that they are working on getting the Town cleaned up for winter. They are sweeping the streets and starting to put out garbage cans. They are still working on the remodel at the police station, too. Johnson asks how Patterson and Dyer feel about the slurry seal project from last summer now that they have got through the winter, particularly on Electric Street. Dyer says that there are a couple places where it hasn't held up as expected and he has already been in dialogue with the contractor to determine how to repair that. Finance Director Lanie Gospodarek reports that her department has been busy with resort tax revisions, business licensing, revising the MAP Fund application, and preparing for the upcoming budget. Social Services Director Kathi Arnado reports on progress they are making on how things are being distributed from the food bank. Chief Newell reports on an unusual call over the weekend that involved an international visitor that chose to lay in the middle of the road without clothes on. He says that the purchase order that was approved earlier with allow the department to improve and make some very necessary upgrades. He also mentions some comments on the West Yellowstone Public Forum this past week in regards to one of their officers that was very inaccurate.

The meeting is adjourned. (11:05 PM)

Mayor

ATTEST:

Town Clerk