

Town of West Yellowstone

Tuesday, June 19, 2018

West Yellowstone Town Hall, 440 Yellowstone Avenue

TOWN COUNCIL WORK SESSION

5:30 PM

West Yellowstone Aquatic Center Support

Discussion

FY 2019 Capital Improvement Plan

Discussion

TOWN COUNCIL MEETING

7:00 PM

Pledge of Allegiance

Purchase Orders

Treasurer's Report & Securities Report ∞

Claims ∞

Consent Agenda: **Minutes of June 5, 2018 Town Council Meeting** ∞

Business License Applications

Advisory Board Report(s)

Town Manager & Department Head Reports

Comment Period

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

Public Hearing: Conditional Use Application, Planned Unit Development (PUD)

Human Resource Development Council, District IX, Community Land Trust Townhome Development

NEW BUSINESS

Conditional Use Application, Planned Unit Development
HRDC Community Land Trust Townhome Development

Discussion/Action ∞

Marketing and Promotions Fund Award Recommendation
Diamond P Shootout, \$5000

Discussion/Action ∞

Kelly Inn Request to Share Cost of Fire/Water Lines

Discussion/Action ∞

Zoning Fee Schedule

Discussion ∞

Correspondence/FYI/Meeting Reminders

Town Manager Evaluation, Executive Session if Requested



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

Public Hearing/Public Meeting

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

Oral Communication

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

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

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

General Town Council Meeting Information

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

From: Dan Sabolsky
To: eroos@townofwestyellowstone.com
Subject: FW: THERMUS AQUATICUS LEARNING & SWIM CENTER UPDATED
Date: Friday, June 15, 2018 12:32:48 PM

Packet Info

-----Original Message-----

From: Robert Lindstrom <blindstrom@wyellowstone.com>
Sent: Wednesday, June 06, 2018 8:24 AM
To: dsabolsky@townofwestyellowstone.com; bschmier@townofwestyellowstone.com; gforsythe@townofwestyellowstone.com; jjohnson@townofwestyellowstone.com; cburke@townofwestyellowstone.com; Pierre Martineau <pmartineau@townofwestyellowstone.com>; cruxfaith@me.com
Cc: <flyfish4clark@grizzlymail.net> <flyfish4clark@grizzlymail.net>
Subject: THERMUS AQUATICUS LEARNING & SWIM CENTER UPDATED

Hello Dan & Town Council Members:

The following marketing model & updated business plan is summed up in my most recent letter to Dr. Brock. This is my attempt to simplify, consolidate and send in the proper information, to sell this thing to the Trillion USD Taq PCR industry.

THERMUS AQUATICUS LEARNING & SWIM CENTER

Thank you Dr. Brock!

The following letter to the editor has been sent to all the local newspapers, to raise the profile of the Taq Center, and upgrade our grant application package with high quality letters of support.

Dear Editor:

A New STEM education (science, technology, engineering & math) learning center has been proposed for West Yellowstone and sent to the Town Council for review. The Board of Directors of the former "West Yellowstone community aquatic swim center" will merger with the proposed new learning center to be named the "Thermus aquaticus learning & swim center"; which is attached to the pool building, and composed of a lecture hall, teaching laboratory and reference library focused on Yellowstone ecosystem studies, the Thermophiles!

The Thermus aquaticus (Taq) story has been eloquently developed over time spanning 50 years of West Yellowstone's brief history. It began when a seasonal summer resident, Dr. Thomas Brock & his Crew of grad students discovered "life at high temperature" leading to discovery after new discovery; leading to the Nobel Prize and a paradigm shift in the biological sciences. (Please see my book "LABORATORY YELLOWSTONE & the DNA REVOLUTION".)

Just like people today, the Brock crew, from the university of Wisconsin, was looking for a place to stay. To spend their summers and set up a small biological field station to study the unusual hot springs microbes just 20 minutes drive away, at Yellowstone's lower geyser basin.

The Home of *Thermus aquaticus* (Taq):

Serendipity brought Tom Brock together with the Ed Daley family in 1965. Ellen Marie Peterson Daley, along with young Tim & family "kick started" this "DNA REVOLUTION" by providing essential logistical support, housing, use of their property, with the full and enthusiastic support from local residents, including Calvin Dunbar, fellow WWII naval veteran & fishing buddy of Brock's. The locals knew Brock's work was important but did not know, thanks to his discovery of *Thermus aquaticus* (Taq), it would lead to the Nobel Prize, CSI & Ancestry.com!

The Taq Swim Center's board of directors seek's to fully fund the The new Taq swim center with an educational grant from the biotech industry, (earning an estimated 1Trillion USD thanks to Taq.). Letters of support are needed to include with our grant application package to Hoffmann-La Roche Inc., the worlds largest biotech company and owner of the Taq PCR US Patent.

Robert Lindstrom
Author "LABORATORY YELLOWSTONE"& the DNA REVOLUTION"
Volunteer executive director
Thermus aquaticus learning & swim center"
Blindstrom@wyellowstone.com

BUSINESS PLAN:

1. The Town of West Yellowstone will donate 5 acres for the building site (lease to own)
2. Capital improvement cost: Total cost of the Aqua park, and learning center, will be paid by a grant from the old Taq PCR industry, including Hoffmann-La Roche. Educational Grant Applications due July 1. Estimated cost in 2020 USD \$12.5M
3. Operating Cost: The Taq learning & swim center's monthly operating cost, including staffing, insurance, utilities, etc will be paid by an Endowment (estimated \$2.5M/year) from the new Taq PCR DNA SEQUENCING industry; grant application being sent to AncestryDNA.com
4. Ownership: The West Yellowstone Public School District will own the Taq Swim Center. The NGO (non-government organization) non-profit 503-Education "Taq Swim Center's Board of Directors" will manage the STEM education & Aquatic activities swim center using Endowment funding from new Taq PCR revenues.

Your letter of support, Dr. Brock will be on the top of each Grant Application Package! Ground breaking in year 2020.

To be sure. If no grant money is forthcoming within the year, the proposed West Yellowstone Taq swim Center is history.....

Sincerely,

/S/

Bob Lindstrom
535 Lakeview Rd
West Yellowstone Mt 59758
(406) 746-9272

Sent from my iPad

Sent from my iPad=

BOARD OF TRUSTEES

Laura Dukes
Bob Everest
John Gospodarek
Jason Howell
Merrick Young



Kevin Flanagan
Superintendent
K-5 Principal
Curriculum Director

Brian Smith
6-12 Principal
Activities Director

School District #69

PO Box 460

West Yellowstone, MT 59758

(406) 646-7617 – Fax: (406) 646-7232

www.westyellowstone.k12.mt.us

June 12, 2018

To Promega Inc.:

I am writing this letter to show the West Yellowstone School District's support of the plan for the Thermus Aquaticus Learning and Swim Center to be established in West Yellowstone, Montana. I believe this partnership would provide invaluable learning experiences for the students here at the West Yellowstone School. We strive to provide real-life hands-on experiences for our students. This could create even more connections between our students and Yellowstone National Park. Being able to look at all of the different microbes using state of the art microscopes would help cultivate students' interest in science. The Center would also help bring renowned speakers to the area that students otherwise might not have the opportunity to see and hear. This new partnership would really provide an amazing opportunity for our students to explore a wide range of STEM education. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Flanagan", is written over a light blue horizontal line.

Kevin Flanagan
Superintendent/K-5 Principal

kflanagan@westyellowstone.k12.mt.us

Table 7 – Capital Improvement Plan Summary

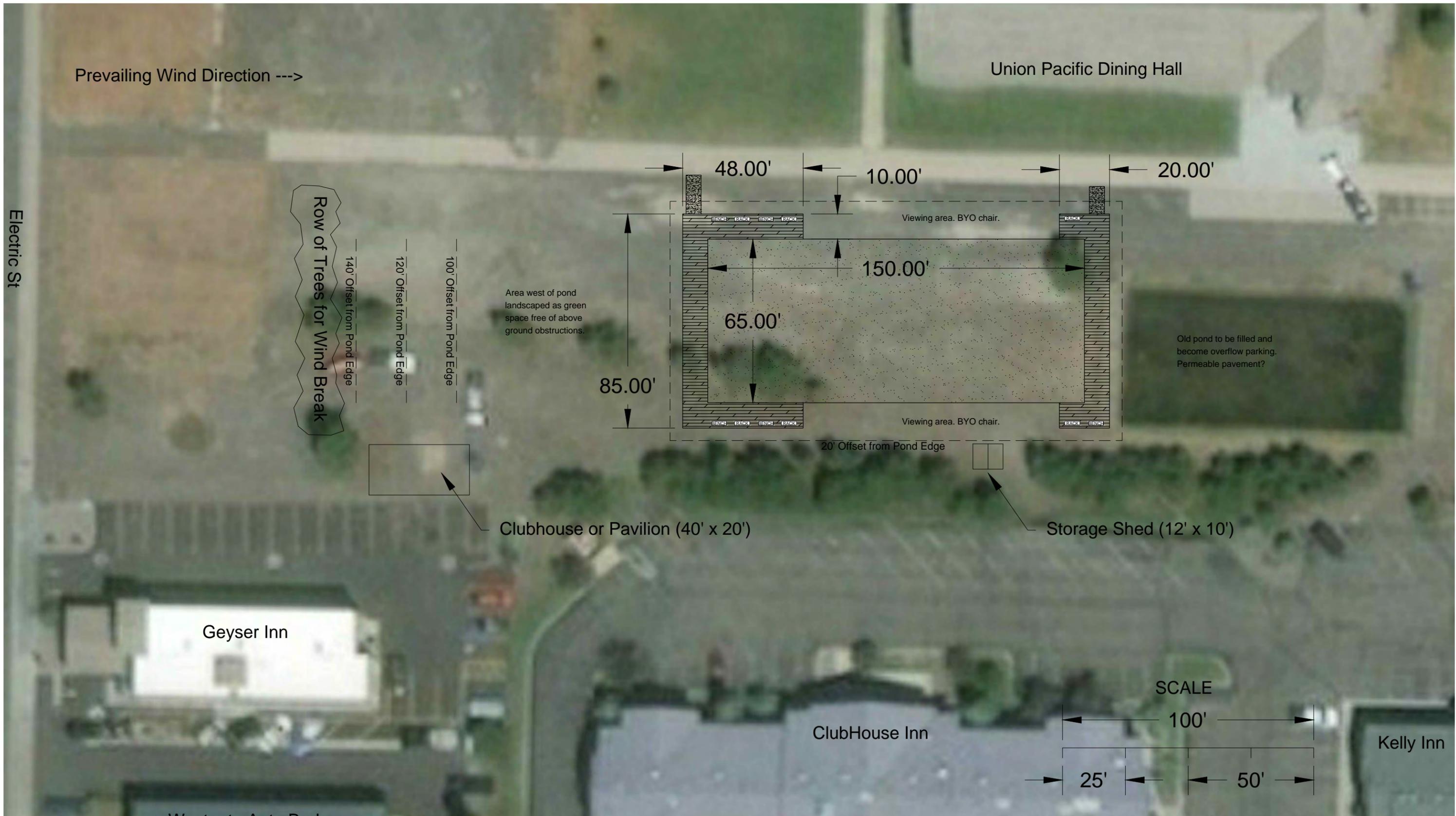
Summary Number	Purchase Date	Project Name	Cost	Current Fiscal Year Allocation	Funding Sources	Fund Number
1	FY-19	Police Patrol Vehicle – Replace 2010 Expedition	\$50,000	\$50,000	RT Transfer	4000-420110-944
2	FY 19	Construct Additional Infiltration Ponds	Est. \$75,000	Est. \$75,000	5310	5310-430640-934
3	FY 19	Town-wide ADA Accessibility Improvements	Est. \$1.5 million	\$80,000	General Fund	2820-430262-365
4	FY 19	Replace Roof on Town Hall	\$50,000	\$50,000	RT Transfer	4000-411250-920
5	FY 19	Repave Town Streets – Annual funding: 2012 195K; 2013 125K; 2014 125K; 2015 125K; 2016 125K; 2017 125K; 2018 125K; 2019 200K Accumulated balance to-date: \$945,000	\$4,300,000	\$200,000	RT Transfer To 4075	2100-521000-825
6	FY-19	Surface the Frontier Trail – 2016 10K; 2017 10K; 2018 10k; 2019 30K Accumulated balance to-date: \$30,000	\$250,000	\$60,000	RT Transfer	4000-460430-930
7	FY 19	Streetlight Fund Set-aside (Madison Ave.) 2017 \$100K, 2018 \$200K, 2019 \$100K Accumulated balance to-date: \$300,000	TBD	\$400,000	RT Transfer	4000-430263-937
8	FY 19	Old Town Sewer Line Improvements – Annual Funding: 2018 \$100K; 2019 \$100K Accumulated balance to-date: \$100,000	Est. \$10 million	\$200,000	Sewer Fund	5310-521000-820
9	FY 19	Annual set-aside 80-acre Sewer Infrastructure	Est. 10 million	\$300,000	RT transfer or Sewer Fund to 5320	2100 5310-521000-820
10	FY 19	Lighted trail from Grizzly Ave to Yellowstone Ave. 2018 24K; 2019 26K, accumulated balance to date is \$25,000	\$50,000	\$50,000	RT Transfer	4000-460430-938

Summary Number	Purchase Date	Project Name	Cost	Current Fiscal Year Allocation	Funding Sources	Fund Number
11	FY 19	Annual Historic District Projects – Replacement Roof	\$200,000	\$200,000	RT Transfer	4000-460460-920
12	FY 19	PSAP Generator for Dispatch/Police Operations	\$90,000	\$90,000	911 Fund	2850-420750-945
13	FY 19	Volleyball Court in City Park	\$5,000	\$5,000	Donation \$3,880 RT Transfer of bal.	2212-460000-936
14	FY 19	Install (2) more Light Poles at City Park	\$ 15,580	\$15, 580	RT Transfer	4000-460430-938
15	FY 19	Well, Well Building with Generator & Waterline. Construction-in-progress, Balance of Project	\$650,000	\$373,100	Water Capital Fund	5220-430530-939
16	FY 19	Sewer Line Installation on Electric Street	\$50,000	\$50,000	Sewer Fund	5310-430630-937
17	FY 19	Construct Equipment Storage Barn/ Testing facility	\$70,000	\$70,000	5310	5310-430600-920
18	FY19	Public Services 2008 Ford-350 Pick-up Replace	\$55,000	\$55,000	RT Transfer	4000-460430-944
19	FY19	Two (2) Dump Trucks	\$125,000	\$125,000	RT Transfer	4000-430200-940
20	FY19	Climbing Boulder for City Park Playground	\$15,000	\$15,000	RT Transfer	4000-460430-936
21	FY 19	Engineering for Interior Park Paving project Construction in Progress \$4,200 spent	\$30,000	\$25,800	RT Transfer	2820-430200-931
22	FY19	New Riding Lawn Mower with Bagger	\$15,000	\$15,000	RT Transfer	4000-460430-943
23	FY 19	Flooring for Povah Center and Other Improvements	\$10,000	\$10,000	Donation	4000-460432-936
24	FY 21	Administrative Vehicle	\$37,000	\$37,000	RT Transfer	4000-410210-944
25	FY 19	Ice Rink – Boards and Extension	\$100,000	\$100,000	RT Transfer	4000-460430-936

Summary Number	Purchase Date	Project Name	Cost	Current Fiscal Year Allocation	Funding Sources	Fund Number
26	FY 19	New Server in the Town Hall	\$8,850	\$8,850	General Fund	1000-411250-948
27	FY 19	New Radio system – 1 st of 6 annual set-asides	\$120,000	\$20,000	RT Transfer	4000-420110-945
28	FY 19	UPDH Casting Pond Repairs & Improvements	\$15,000	\$15,000	RT Transfer	4000-460460-930
29	FY 19	Fence around Lagoon	\$100,000	\$100,000	Sewer Fund	5310-430600-934
30	FY 19	Sprinkler System for City Park	\$60,000	\$60,000	RT Transfer	4000-460430-904
31	FY 19	Police/Dispatch Center. Cell 2&3 upgrades; roof project, Fix South office	\$20,000	\$20,000	RT Transfer	1000-411258-920
32	FY 19	Remodel Town Hall for Exec. Assistant to include design fees	\$10,000	\$10,000	RT Transfer	1000-411250-920
33	FY 19	Madison Add. Pump Station Project – Construction-in-progress	\$28,000	\$25,000	Sewer Fund	5310-430630-941
34	FY 19	Back-up Pump for Mad.Add Lift Station	\$70,000	\$70,000	Sewer Fund	5310-430630-941
35	FY 19	2 Air pumps for Pump Station @ \$10,000 ea.	\$20,000	\$20,000	Sewer Fund	5310-430630-941
36	FY 19	Text-to-911 Equipment & Software	\$30,400	\$30,400	911 Funds	2850-420750-945
37	FY20	Interior Park Parking Lot (1 st of 8) This cost represents ½ of a full interior park	\$85,000	\$0	Gas Tax Fund	2820-430200-931
38	FY 20	Plow Attachment for Loader	\$21,000	\$0	RT Transfer	4000-430200-940

Summary Number	Purchase Date	Project Name	Cost	Current Fiscal Year Allocation	Funding Sources	Fund Number
39	FY 20	Iris street Park Project	\$50,000	\$0	RT Transfer	4000-460430-937
40	FY 20	Develop an Interior Park using Mag Chloride	\$15,000	\$0	RT Transfer	2820-430243-931
41	FY 20	New Railroad Well Building w/new pump	\$150,000	\$0	5210 RT Transfer	5210-430530-920 5210-430530-941
42	FY 20	Sally Port behind PD - delete per SN		\$0		
43	FY 20	Public Services 2008 GMC Pickup Replace	\$45,000	\$0	RT Transfer	4000-430200-944
44	FY 20	Replace 936 Loader	\$150,000	\$0	RT Transfer Sewer Fund	4060 5320
45	FY 20	Police Vehicle – Replace 2011 Expedition	\$50,000	\$0	RT Transfer	4000
46	FY 20	Interior Park Parking Lot (2nd of 8) This cost represents ½ of a full interior park	\$100,000	\$0	Gas Tax Fund	2820-430200-931
47	FY20	Fountain in City Park	\$150,000	\$0	Donation	4000-460432-937
48	FY 20	Engineering & Other Studies to Relocate Public Services Shop	\$30,000	\$0	RT Transfer	4000-430200-929
49	FY 20	Dunbar Park – Pathway Improvements, Sprinklers, Grass & Signage	\$12,500	\$0	RT Transfer	4000-460430-937
50	FY 20	Re-Face Old Firehouse	\$54,400	\$0	RT Transfer	4000-460430-930
51	FY 21	Build an Additional Million-Gallon Water Tank)	\$1,500,000	\$0	Water Fund Outside Financing	5210
52	FY 21	Install Street Lights on South Canyon and/ or Lights on Electric Street	\$?	\$0	RT Transfer	4000-430263-938
53	FY 21	Toilet Vault at Tennis Courts	\$50,000	\$0	RT Transfer	4000-460430-920

Summary Number	Purchase Date	Project Name	Cost	Current Fiscal Year Allocation	Funding Sources	Fund Number
54	FY 21	Gazebo	\$30,000	\$0	RT Transfer	4000-460430-937
55	FY 21	Walk-In Freezer for Social Services	\$35,000	\$0	RT Transfer	4000-450135-949
56	FY 21	Interior Park Parking Lot (3 rd of 8) This cost represents ½ of a full interior park	\$110,000	\$0	Gas Tax Fund	2820-430200-931
57	FY 21	Summer Rec. Building/Warming Hut	\$300,000	\$0	RT Transfer	4000-460430-936
58	FY 22	Splash Park	TBD	\$0	RT Transfer	4000-460430-936
59	FY 22	Interior Park Parking Lot (4 th of 8) This cost represents ½ of a full interior park	\$120,000	\$0	Gas Tax Fund	2820-430200-931
60	TBD	Pave Obsidian St. between Geyser and Faithful Streets (13/14)	TBD	\$0	Gas Tax Fund	2820-430200-931
61	TBD	Install Elevator in Town Hall (14/15)	\$125,000	\$0	RT Transfer	4000-411240-930
62	TBD	Parkway Paving Project – Phase II	\$1,100,000	\$0	Gas Tax RT Transfer	2820
63	TBD	Relocation of Public Services Shop	TBD	\$0	TBD	TBD
64	TBD	Rehabilitate Aeration Ponds	\$150,000	\$0	5310	5310



WEST YELLOWSTONE CASTING POND CONCEPTUAL DESIGN (6/12/2018)

SCALE: NTS

NOTES:

1. ALL FEATURES, LOCATIONS, AND DIMENSIONS ARE CONCEPTUAL AND OPEN TO REVISION OR MODIFICATION.
2. CONCEPTUAL DRAWINGS BY MATT KLARA OF BIG SKY ANGLERS - MKLARA@BIGSKYANGLERS.COM

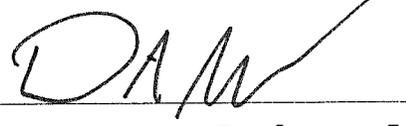


Treasurer's Report

06/07/18
12:20:59

TOWN OF WEST YELLOWSTONE
Cash Report
For the Accounting Period: 5/18

Page: 1 of 3
Report ID: L180



Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 General Fund						
101000 CASH	2,262.14	276,539.62	554.80	11,054.86	265,732.45	2,569.25
101100 Investments - CD's	225,082.66	0.00	0.00	0.00	0.00	225,082.66
101300 Investments - Money Market Accou	117,351.96	21.64	0.00	100,000.00	0.00	17,373.60
101500 Investment-STIP	1,149,714.98	2,971.95	0.00	50,000.00	0.00	1,102,686.93
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	1,494,711.74	279,533.21	554.80	161,054.86	265,732.45	1,348,012.44
2100 Local Option Taxation-Resort Tax						
101000 CASH	65,459.58	291,490.86	0.00	159,722.98	0.00	197,227.46
101300 Investments - Money Market Accou	19,863.39	40,061.60	0.00	0.00	0.00	59,924.99
101500 Investment-STIP	514,932.50	50,000.00	0.00	220,000.00	0.00	344,932.50
102215 STIP Investment-Rev Bond current	176,736.74	287.47	0.00	0.00	0.00	177,024.21
102225 STIP Reserve Acct Town Hall 10%	149,103.12	242.52	0.00	0.00	0.00	149,345.64
Total Fund	926,095.33	382,082.45		379,722.98		928,454.80
2101 Marketing & Promotions (MAP)						
101000 CASH	3,214.76	31,706.00	0.00	0.00	31,440.99	3,479.77
101300 Investments - Money Market Accou	21,915.03	4.04	0.00	0.00	0.00	21,919.07
101500 Investment-STIP	162,515.12	0.00	0.00	30,000.00	0.00	132,515.12
Total Fund	187,644.91	31,710.04		30,000.00	31,440.99	157,913.96
2102 TBID (Tourism Business Improvement District)						
101000 CASH	7,119.87	8,592.00	0.00	257.76	8,029.83	7,424.28
2111 Off Street Parking						
101000 CASH	1,479.05	1.04	0.00	0.00	0.00	1,480.09
101500 Investment-STIP	110,640.60	179.96	0.00	0.00	0.00	110,820.56
Total Fund	112,119.65	181.00				112,300.65
2210 Parks & Recreation						
101000 CASH	2,025.00	1,050.00	0.00	0.00	1,175.00	1,900.00
2211 Parks/Rec Donations - Teen Center						
101000 CASH	1,562.45	1.10	0.00	0.00	0.00	1,563.55
2212 Parks - Volleyball Court						
101000 CASH	5,065.08	3.56	0.00	0.00	0.00	5,068.64
2213 Community Garden						
101000 CASH	713.25	80.56	0.00	0.00	0.00	793.81
2214 Rec. Program Scholarships						
101000 CASH	2,613.15	1.84	0.00	0.00	0.00	2,614.99
2220 Library						
101000 CASH	4,946.70	12,027.22	0.00	0.00	16,186.17	787.75
102130 Donations for Extension Svcs Lib	663.24	0.47	0.00	0.00	0.00	663.71
103000 Petty Cash	50.00	0.00	0.00	0.00	0.00	50.00
Total Fund	5,659.94	12,027.69			16,186.17	1,501.46
2240 Cemetery						
101000 CASH	2,981.91	372.36	0.00	0.00	0.00	3,354.27
101500 Investment-STIP	9,257.71	15.06	0.00	0.00	0.00	9,272.77
Total Fund	12,239.62	387.42				12,627.04

TOWN OF WEST YELLOWSTONE
Cash Report
For the Accounting Period: 5/18

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
2390 Drug Forfeiture						
101000 CASH	694.36	0.00	0.00	0.00	0.00	694.36
2392 CDBG-Local Source						
101000 CASH	10,041.76	7.06	0.00	0.00	0.00	10,048.82
101300 Investments - Money Market Accou	40,149.25	7.41	0.00	0.00	0.00	40,156.66
101500 Investment-STIP	39,428.47	64.13	0.00	0.00	0.00	39,492.60
Total Fund	89,619.48	78.60				89,698.08
2701 Cemetery Perpetual Care (7050)						
101000 CASH	3,909.87	182.87	0.00	0.00	0.00	4,092.74
101500 Investment-STIP	36,810.41	59.87	0.00	0.00	0.00	36,870.28
Total Fund	40,720.28	242.74				40,963.02
2820 Gas Tax Apportionment						
101000 CASH	29,535.33	2,480.75	0.00	0.00	0.00	32,016.08
101300 Investments - Money Market Accou	26,060.99	4.81	0.00	0.00	0.00	26,065.80
101500 Investment-STIP	2,094.86	3.41	0.00	0.00	0.00	2,098.27
Total Fund	57,691.18	2,488.97				60,180.15
2850 911 Emergency						
101000 CASH	837.58	17,425.94	0.00	0.00	1,121.97	17,141.55
101300 Investments - Money Market Accou	155.75	0.03	0.00	0.00	0.00	155.78
101500 Investment-STIP	54,861.30	89.23	0.00	15,000.00	0.00	39,950.53
Total Fund	55,854.63	17,515.20		15,000.00	1,121.97	57,247.86
2917 Crime Victims Assistance						
101000 CASH	6,454.93	0.00	0.00	0.00	0.00	6,454.93
3050 GO Bond						
101000 CASH	28,055.68	4,097.19	0.00	15,000.00	0.00	17,152.87
101300 Investments - Money Market Accou	62,154.68	11.46	0.00	0.00	0.00	62,166.14
101500 Investment-STIP	56,911.59	15,092.57	0.00	0.00	0.00	72,004.16
Total Fund	147,121.95	19,201.22		15,000.00		151,323.17
4000 Capital Projects/Equipment						
101000 CASH	57,804.79	120,075.88	0.00	0.00	69,805.18	108,075.49
101300 Investments - Money Market Accou	11,975.44	2.21	0.00	10,000.00	0.00	1,977.65
101500 Investment-STIP	529,834.12	861.79	0.00	0.00	0.00	530,695.91
Total Fund	599,614.35	120,939.88		10,000.00	69,805.18	640,749.05
4060 Public Works Equipment Replacement						
101000 CASH	360.12	0.25	0.00	0.00	0.00	360.37
101300 Investments - Money Market Accou	21.01	0.00	0.00	0.00	0.00	21.01
101500 Investment-STIP	243.93	0.40	0.00	0.00	0.00	244.33
Total Fund	625.06	0.65				625.71
4070 Parkway Construction/Mtn						
101300 Investments - Money Market Accou	0.34	0.00	0.00	0.00	0.00	0.34
101500 Investment-STIP	6,975.70	11.35	0.00	0.00	0.00	6,987.05
Total Fund	6,976.04	11.35				6,987.39
4075 Street Construction /Maintenance						
101000 CASH	117.42	0.08	0.00	0.00	0.00	117.50
101300 Investments - Money Market Accou	13.69	0.00	0.00	0.00	0.00	13.69
101500 Investment-STIP	786,491.95	1,279.26	0.00	0.00	0.00	787,771.21
Total Fund	786,623.06	1,279.34				787,902.40

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
5210 Water Operating Fund						
101000 CASH	43,870.34	26,027.20	0.00	936.32	24,525.00	44,436.22
101300 Investments - Money Market Accou	0.38	0.00	0.00	0.00	0.00	0.38
102245 Replacement & Depreciation Ent.	139,332.02	226.63	0.00	0.00	0.00	139,558.65
Total Fund	183,202.74	26,253.83		936.32	24,525.00	183,995.25
5220 Water Replacement Depreciation Fund						
101000 CASH	77,479.07	54.44	0.00	0.00	0.00	77,533.51
101300 Investments - Money Market Accou	100,129.37	18.47	0.00	0.00	0.00	100,147.84
101500 Investment-STIP	389,027.65	632.77	0.00	0.00	0.00	389,660.42
Total Fund	566,636.09	705.68				567,341.77
5310 Sewer Operating Fund						
101000 CASH	71,494.29	47,431.72	1,178.64	1,937.71	11,846.13	106,320.81
101300 Investments - Money Market Accou	153.62	0.03	0.00	0.00	0.00	153.65
101500 Investment-STIP	694,435.42	1,129.52	0.00	0.00	0.00	695,564.94
101510 Mad Add Construction-STIP	61,978.47	100.81	0.00	0.00	0.00	62,079.28
102245 Replacement & Depreciation Ent.	133,124.38	216.53	0.00	0.00	0.00	133,340.91
Total Fund	961,186.18	48,878.61	1,178.64	1,937.71	11,846.13	997,459.59
5320 Sewer Replacement Depreciation Fund						
101000 CASH	41,055.00	28.85	0.00	0.00	0.00	41,083.85
101500 Investment-STIP	580,401.89	944.04	0.00	0.00	0.00	581,345.93
Total Fund	621,456.89	972.89				622,429.78
7010 Social Services/Help Fund						
101000 CASH	22,620.13	3,684.92	0.00	0.00	1,489.02	24,816.03
101300 Investments - Money Market Accou	10,221.80	1.89	0.00	0.00	0.00	10,223.69
101500 Investment-STIP	20,381.28	33.15	0.00	0.00	0.00	20,414.43
Total Fund	53,223.21	3,719.96			1,489.02	55,454.15
7195 Court Collections Trust Acct						
101000 CASH	8,296.49	0.00	0.00	0.00	0.00	8,296.49
7458 Court Surcharge HB176						
101000 CASH	605.00	500.00	0.00	0.00	605.00	500.00
7467 MT Law Enforcement Academy (MLEA)						
101000 CASH	665.00	535.00	0.00	0.00	665.00	535.00
7468 Public Defender Fee						
101000 CASH	50.00	0.00	0.00	0.00	50.00	0.00
7469 City Court - Judge Brandis						
101000 CASH	10,431.05	6,974.00	0.00	8,398.00	2,920.00	6,087.05
7699 Victims Assistance Program						
101000 CASH	681.00	309.00	0.00	0.00	681.00	309.00
7910 Payroll Fund						
101000 CASH	33,247.12	0.00	177,379.29	204,826.70	0.00	5,799.71
7930 Claims Fund						
101000 CASH	35,774.98	0.00	257,160.01	281,234.75	0.00	11,700.24
Totals	7,025,021.06	966,257.79	436,272.74	1,108,369.08	436,272.74	6,882,909.77

*** 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.



Agreement Number: 60722900
 Tax ID Number: 81-0299400
 Expiration Date: 5/31/2018

REPURCHASE CONFIRMATION

Treasurer's Office
 Town of West Yellowstone
 P O Box 1570
 West Yellowstone MT 59758

Trade Date: 6/13/2018
 Settlement Date: 6/13/2018
 Maturity Date: 6/14/2018

Repurchase Rate: The Federal Fund rate as posted by the Federal Reserve Bank of New York, adjusted weekly.

Current Balance: \$558,041.97
 Repurchase Maximum Balance: \$750,000.00
 Current Rate: 1.700%

SECURITY DESCRIPTION

See Repurchase Agreement Pooled Pledging

Security	Total Par	Market Value
Pooled Securities List	\$29,315,000	\$30,605,423
	<u>\$29,315,000</u>	<u>Total: \$30,605,423</u>

Fractional Interest in Pooled Pledging* : 1.82%

*Fractional Interest = [(Current Balance)/(Market Value)] %

This Repurchase Agreement is not a deposit and is not covered by FDIC deposit insurance. 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 based on the fractional interest shown above.

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44474	06/01/18	2575 WY Tourism Business Improvement May 2018 collections		8,334.24 8,334.24		TBID	2102 411800	540	101000
44476	3035278	266 Utilities Underground Location 06/30/18 excavation notifications		54.95 54.95*		WATER	5210 430500	357	101000
	3035278	06/30/18 excavation notifications		0.00*		SEWER	5310 430600	357	101000
44477	06/05/18	2845 Kasting, Kauffman & Mersen, PC legal services		3,932.62 3,930.00		LEGAL	1000 411100	352	101000
	06/05/18	postage/copies		2.62		LEGAL	1000 411100	870	101000
	06/05/18	phone/fax		0.00		LEGAL	1000 411100	345	101000
	06/05/18	travel		0.00		LEGAL	1000 411100	373	101000
44478	July 2015	1089 Gallatin County Treasurer 06/29/18 Tech surcharge		1,344.00 500.00		COURT	7458 212200		101000
	July 2015	06/29/18 MLEA		535.00		COURT	7467 212200		101000
	July 2015	06/29/18 Public Defender		0.00		COURT	7468 212200		101000
	July 2015	06/29/18 Victims Assistance		309.00		COURT	7699 212200		101000
44479	06/01/18	2088 Town West Yellowstone utility chrgs, Chamber, 895		691.85 50.32		BLDGS	1000 411257	340	101000
	06/01/18	utility chrgs, UPDL, 892		63.33		BLDGS	1000 411252	340	101000
	06/01/18	utility chrgs, PS Shops, 884		29.21		BLDGS	1000 411253	340	101000
	06/01/18	utility chrgs. Povah Ctr, 887		57.34		BLDGS	1000 411255	340	101000
	06/01/18	utility chrgs, Police Dept, 886		37.47		BLDGS	1000 411258	340	101000
	06/01/18	utility chrgs, City Park, 885		303.59		BLDGS	1000 411253	340	101000
	06/01/18	utility chrgs, Library, 891		29.78*		LIBBLD	1000 411259	340	101000
	06/01/18	utility chrgs, Lift #1, 903		12.82*		SEWER	5310 430600	340	101000
	06/01/18	utility chrgs, Twn Hall, 921		107.99*		TWNHAL	1000 411250	340	101000
44480	06/20/18	2558 Hebgen Basin Fire District June 2018		52,834.91 45,501.58		FIRE	1000 420400	357	101000
	06/20/18	employee cost		7,333.33		FIRE	1000 420471	140	101000
44481	06/28/18	95 Energy West-Montana nat gas 210361788 updl		1,114.66 210.10		UPDH	1000 411252	344	101000
	06/28/18	nat gas 210360293 Police		19.12		POLBLD	1000 411258	344	101000
	06/28/18	nat gas 210361746 Pub Services		148.76		STREET	1000 430200	344	101000
	06/28/18	nat gas 210361811 old firehall		42.79		PARK	1000 460430	344	101000
	06/28/18	nat gas 210363966 old bld ins		34.91		STREET	1000 430200	344	101000
	06/28/18	nat gas 210360540 library		73.25		LIBBLD	1000 411259	344	101000
	06/28/18	nat gas 210364599 Povah		302.72		POVAH	1000 411255	344	101000
	06/28/18	nat gas 210361697 Iris Lift St		29.26		PUBSVC	1000 430200	344	101000
	06/28/18	nat gas 210365425 Twn Hall		227.86		TWNHAL	1000 411250	344	101000

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Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
	06/28/18	nat gas 210361655	Mad Add Sewe	25.89		SEWER	5310 430600	344	101000
44482		42 Fall River Electric		8,698.58					
	05/21/18	UPDH 4212041 elec service		634.92*		UPDH	1000 411252	341	101000
	05/21/18	POLICE 4212008 elec service		201.47		POLICE	1000 411258	341	101000
	05/21/18	shop 4212018 elec service		243.79*		STREET	1000 430200	341	101000
	05/21/18	ANIMAL 4212029 elec serv		85.57*		ANIMAL	1000 440600	341	101000
	05/21/18	PARK 4212032 Elec ser		228.84*		PARK	1000 411253	341	101000
	05/21/18	PARK, old firehouse 2901001 e		235.95*		PARK	1000 411253	341	101000
	05/21/18	CLORINATOR 4212030 elec serv		73.29		WATER	5210 430500	341	101000
	05/21/18	MADADD H2O Tower 4212017		52.44		WATER	5210 430500	341	101000
	05/21/18	RR Well 4212005 elec serv		56.63		WATER	5210 430500	341	101000
	05/21/18	SEWER LIFT STATION 4212006		205.26*		SEWER	5310 430600	341	101000
	05/21/18	SEWER PLANT 4212007 elec ser		1,401.21*		SEWER	5310 430600	341	101000
	05/21/18	MAD SEWER LIFT 4212014 elec		177.40*		SEWER	5310 430600	341	101000
	05/21/18	SEWER TREAT SERV 4212046 ele		2,681.98*		SEWER	5310 430600	341	101000
	05/21/18	library 23 dunraven 4212054		121.85		LIBRY	1000 411259	341	101000
	05/21/18	povah comm ctr 4212001		246.84		POVAH	1000 411255	341	101000
	05/21/18	unmetered lights 4212004		1,451.25		STLITE	1000 430263	341	101000
	05/21/18	Town Hall 4212009		480.18		TWNHAL	1000 411250	341	101000
	05/21/18	Ice Rink 421010		39.22*		PARKS	1000 411253	341	101000
	05/21/18	Hayden/Grouse Well 4212015		40.68		WATER	5210 430500	341	101000
	05/21/18	Electric Well 4212031		39.81		WATER	5210 430500	341	101000
44483		2853 Two Seasons Recycling		500.00					
	2018-032 06/29/18	monthly recycling		500.00		PARKS	1000 460430	534	101000
44486		2546 Century Link QCC		12.17					
	06/23/18	long dist chg 406-646-7600		12.17*		DISPAT	1000 420160	345	101000
44488		2789 WEX Bank		4,103.57					
	06/01/18	07 Ford Expedition 6-54563A		0.00		SS	1000 450135	231	101000
	06/01/18	06 Dodge Durango 6-1374		115.22		PUBSER	1000 430200	231	101000
	06/01/18	17 Dodge Ram #1		236.43		POLICE	1000 420100	231	101000
	06/01/18	17 Dodge Ram #2		244.90		POLICE	1000 420100	231	101000
	06/01/18	10 Ford Expedition 6-000046		68.53		POLICE	1000 420100	231	101000
	06/01/18	11 Ford Expedition 6-21425A		116.12		POLICE	1000 420100	231	101000
	06/01/18	10 JD Backhoe		100.73		STREET	1000 430200	231	101000
	06/01/18	77 Int'l Dumptruck		0.00		STREET	1000 430200	231	101000
	06/01/18	Snow Blower		0.00		STREET	1000 430200	231	101000
	06/01/18	YNP #1		0.00		STREET	1000 430200	231	101000
	06/01/18	140 G Grader		0.00		STREET	1000 430200	231	101000
	06/01/18	CAT 936 Loader		87.65		STREET	1000 430200	231	101000
	06/01/18	91 Ford 6-582		52.98		STREET	1000 430200	231	101000
	06/01/18	15 Sweeper		0.00		STREET	1000 430200	231	101000

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	06/01/18 97 Athey Sweeper	344.85		STREET	1000 430200	231	101000
	06/01/18 14 Water Truck	0.00		STREET	1000 430200	231	101000
	06/01/18 00 Freightliner Dump 6-60700A	51.87		STREET	1000 430200	231	101000
	06/01/18 2010 JD 772 Grader	319.42		POLICE	1000 420100	231	101000
	06/01/18 02 Freightliner Dump 6-54564A	0.00		STREET	1000 430200	231	101000
	06/01/18 08 Ford Pickup 6-1450	162.05		STREET	1000 430200	231	101000
	06/01/18 08 GMC Pickup 6-1484	142.75		STREET	1000 430200	231	101000
	06/01/18 08 CAT 938H Loader	467.74		STREET	1000 430200	231	101000
	06/01/18 08 904B MiniLoader	120.81		STREET	1000 430200	231	101000
	06/01/18 93 Dodge 6-2010	0.00		STREET	1000 430200	231	101000
	06/01/18 YNP Truck #2	0.00		STREET	1000 430200	231	101000
	06/01/18 08 Ford Escape (multi-use)	196.14*		DISPAT	1000 420160	370	101000
	06/01/18 14 Police Interceptor	386.00		POLICE	1000 420100	231	101000
	06/01/18 15 Ford F-250	176.02		STREET	1000 430200	231	101000
	06/01/18 18 Dodge Ram-PW	470.22		STREET	1000 430200	231	101000
	06/01/18 18 Dodge Ram-Police	243.14		POLICE	1000 430200	231	101000
44539	1085 JD Speciality Services	432.50					
	3358 06/12/18 guards on John Deere tiller	432.50*		SEWER	5310 430600	369	101000
44540	E 2964 CITI CARDS	2,804.49					
	05/07/18 Walmart, adapter	49.00		FINADM	1000 411250	366	101000
	05/10/18 LaQuinta, Billings	206.83		LEGIS	1000 410100	370	101000
	05/10/18 Running Bear, supplies	69.53		LEGIS	1000 410100	220	101000
	05/16/18 Amazon, laptop	345.00		FINADM	1000 410510	212	101000
	05/03/18 Fairfield, Billings, SS	203.02		SS	1000 450135	380	101000
	05/18/18 Uline, hand truck, wheel	380.59		SS	1000 450135	212	101000
	05/21/18 NRMED presentation	40.00		ADMIN	1000 410210	380	101000
	05/21/18 AJ Madison, washer/dryer	1,549.59*		SS	1000 410210	212	101000
	06/01/18 USPS cert mail	6.70		POLICE	1000 420100	311	101000
	06/01/18 USPS cert mail	37.70		BLDINS	1000 430200	220	101000
	04/24/18 Instant Checkmate refund	-83.47			1000 410510	870	101000
44541	73 Westmart Building Center	3,137.91					
	05/27/18 street buildings	75.82*		STREET	1000 430200	366	101000
	05/27/18 street supplies	64.38		STREET	1000 430200	220	101000
	05/27/18 Sewer supplies	33.57		SEWER	5310 430600	220	101000
	05/27/18 Water supplies	15.18		WATER	5210 430500	220	101000
	05/27/18 Library	18.99*		LIBRAR	2220 460100	220	101000
	05/27/19 Parks Grounds	1,138.09		PARKS	1000 460430	365	101000
	05/27/18 Povah	24.65		POVAH	1000 411255	220	101000
	05/27/18 Parks Buildings	43.68		PARKS	1000 460430	366	101000
	05/27/18 Cemetery	34.18		CEMET	2240 430900	220	101000
	05/27/18 Social Services	54.08*		SOCSSRV	1000 450135	220	101000
	05/27/18 UPDL Remodel	1,635.29		UPDL	4000 460460	920	101000

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44542	3126 Scott Barksdale 06142018 06/14/18 Police Patches	795.00 795.00		POLICE	1000 420100	226	101000
44543	2507 Silvertip Pharmacy 05142018-1 05/14/18 comm help fund prescrip vo 05152018-1 05/15/18 comm help fund prescrip vo 05292018-1 05/29/18 comm help fund prescrip vo	107.87 20.00* 30.00* 57.87*		SOCSRV	7010 450135	358	101000
44544	533 Market Place 04/30/18 prisoner food 05/14/18 food for legislative sessions 05/14/18 gift certificates	189.19 50.85 38.34 100.00		JAIL LEGIS LEGIS	1000 420230 1000 410100 1000 410100	220	101000
44545	E 2673 First Bankcard 05/03/18 USPS postage 05/09/18 LaQuinta, Burke 05/10/18 LaQuinta, Johnson 05/10/18 LaQuinta, Gospodarek 05/10/18 LaQuinta, Roos 05/18/18 Amazon, thermometer 05/18/18 Hogentogler & Co, scale 05/23/18 Amazon, foam boards 05/23/18 Montana.gov, records dues 05/24/18 USPS, stamps	2,560.38 15.52 307.97 409.11 409.11 307.97 118.62 452.10 139.98* 100.00* 300.00		FINADM LEGIS LEGIS FINADM FINADM SS SS LIB COURT COURT	1000 410510 1000 410100 1000 410510 1000 410510 1000 410510 1000 450135 1000 450135 2220 460100 1000 410360 1000 410360	311 370 370 370 370 212 212 220 335 311	101000
44546	2991 West Yellowstone Star 2589 05/31/18 town cleanup ad, ex assist. ad	163.72 163.72		ADMIN	1000 410210	327	101000
44547	2898 TransUnion Risk and Alternative 06/01/18 background check	30.00 30.00		POLICE	1000 420100	398	101000
44548	40 Jerry's Enterprises 10191351 05/01/18 computer connectors 10191351 05/01/18 discount	52.87 53.95 -1.08		STREET STREET	1000 430200 1000 430200	220	101000
44549	2198 Westgate Auto Body 3106 05/23/18 repair, 2008 GMC 2500	742.12 742.12*		STREET	1000 430200	361	101000
44550	75 Montana League Cities/Towns WEST201806 06/01/18 2018-19 Membership Dues	473.55 473.55*		LEGIS	1000 410100	335	101000

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44551		60 Westgate Station		1,250.00					
	06/01/18	cold storage for mobile stage		1,250.00		PARKS	1000 460430	357	101000
44552		547 WY Chamber of Commerce		4,000.00					
	FW 18-07 06/06/18	Fireworks		4,000.00		LEGIS	1000 410100	870	101000
44553		3127 Nataliya Silchuk		3.35					
	06/05/18	exon. Bond tk-2017-647, Silchu		3.35		COURT	7469 212401		101000
44554	E	2673 First Bankcard		6,738.75					
	05/04/18	Sweetwater Sound, speaker syst		5,355.94		PARKS	4000 460430	936	101000
	05/10/18	Walmart, supplies		26.34		STREET	1000 430200	220	101000
	05/10/18	Kenyon Noble, stain		31.99		UPDL	4000 460460	920	101000
	05/10/18	Macon, chalkbox high speed		48.29		STREET	1000 430200	220	101000
	05/11/18	MT.gov, burn permit		15.00*		PARKS	1000 460430	220	101000
	05/17/18	Midway rental, sandpaper drum		158.30		UPDL	4000 460460	920	101000
	05/22/18	Home Depot, saw		119.00		UPDL	4000 460460	920	101000
	05/30/18	Swingset Mall, swings		776.25*		PARKS	1000 460430	220	101000
	05/31/18	Costco, supplies		196.39		LEGIS	1000 410100	220	101000
	06/02/18	Westgate Station, propane		11.25		PARKS	1000 460430	231	101000
44555		3128 Bingdong Gu		15.00					
	06/06/18	ex bond TK-2018-246 (overpaymt		15.00		COURT	7469 212401		101000
44556		3129 Leo Vega		985.00					
	06/11/18	ex bond TK-2018-214 G Vega		985.00		COURT	7469 212401		101000
44557		3124 Rick Chen		45.00					
	06/08/18	court interpreter TK-2018-161		45.00		COURT	1000 410360	394	101000
44558		377 Smith and Chandler, Inc		200.00					
	06/13/18	restitution TK-2016-661 Ostler		200.00		COURT	7469 212401		101000
44559		3130 Alfred Edward Kingsland		62.52					
	06/13/18	restitution TK-2015-408 Beavis		62.52		COURT	7469 212401		101000
44560	E	2673 First Bankcard		2,726.27					
	05/02/18	Comfort Inn, C. Johnson		213.86*		DISPAT	1000 420160	370	101000
	05/02/18	Comfort Inn, Marquez		213.86*		DISPAT	1000 420160	370	101000
	05/04/18	Herman Miller, work chair		511.20		DISPAT	1000 420160	212	101000
	05/08/18	Cheaper than Dirt, target stuf		370.48		POLICE	1000 420100	389	101000
	05/08/18	Cheaper than Dirt, ammunition		633.44		POLICE	1000 420100	389	101000
	05/07/18	Denise Foundation, 911 trainin		250.00		DISPAT	1000 420160	380	101000
	05/21/18	Silvertip,thermometer + cover		7.71		POLICE	1000 420100	212	101000

06/15/18
12:52:08

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 6/18

Page: 6 of 9
Report ID: AP100

* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
	05/22/18	Corner Stone, regis	Vanleeuwen	235.00		POLICE	1000 420100	380	101000
	05/22/18	Big Horn Resort, S.	Vanleeuwen	209.64		POLICE	1000 420100	370	101000
	05/23/18	Snowlodge, Palmer,	Vanleeuwen	20.79		POLICE	1000 420100	370	101000
	05/23/18	Snowlodge, Newell	lunch	10.29		POLICE	1000 420100	370	101000
	05/24/18	OldFaithful, lunch	x 3	50.00		POLICE	1000 420100	370	101000
44561		3112 Carlos Ortega		737.48					
	06/13/18	restitution TK-2015-408	Beavis	737.48		COURT	7469 212401		101000
44562		3094 Lori Hurst		40.00					
	06/13/18	restitution TK-2017-306	Parmly	40.00		COURT	7469 212401		101000
44563		135 Food Roundup		57.03					
	06/01/18	supplies		57.03		JAIL	1000 420230	220	101000
44564		764 General Distributing Co.		51.46					
	647009 05/31/18	cylinder rental		51.46		STREET	1000 430200	220	101000
44565		2189 Custom Logo		635.62					
	16678 06/14/18	uniforms, dispatch		635.62		DISPAT	1000 420160	226	101000
44566		2586 Waxie Sanitary Supply		561.37					
	77487009 05/29/18	baby changing tables		561.37*		STREET	1000 460430	220	101000
44567		2800 RDO Equipment Co.		728.29					
	P34612 06/01/18	auto supplies		828.20*		STREET	1000 430200	361	101000
	P35855 03/14/18	credit		-99.91*		STREET	1000 430200	361	101000
44568		3101 Advanced Pump & Equipment		2,206.87					
	7933 05/21/18	service call, valve, seal		2,206.87*		WATER	5210 430550	357	101000
44569		2455 Tri State Excavating, LLC		26,539.75					
	6384 05/29/18	excavator rental, May14-17		4,000.00		SEWER	5310 430640	934	101000
	6412 06/08/18	SLC paving + road base		22,539.75*		SLC	1000 411255	930	101000
44570		151 Gallatin County WY TS/Compost		625.10					
	105698 05/31/18	trash removal		625.10		PARKS	1000 460430	534	101000
44571		2264 MORNING GLORY COFFEE & TEA		33.75					
	035795 06/10/18	coffee for dispatchers		33.75		DISPAT	1000 420160	220	101000

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TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 6/18

Page: 7 of 9
Report ID: AP100

* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
44572		2099 Quick Print of West Yellowstone		534.25					
	10256	06/06/18 yoga cards		43.00*		REC	1000 460440	321	101000
	10262	06/07/18 banners		491.25		ADMIN	1000 410210	327	101000
44573		2952 DIS Technologies		2,681.96					
	33403	05/20/18 new ethernet switch		751.96		DISPAT	1000 420160	398	101000
	33403	05/20/18 setup		675.00		DISPAT	1000 420160	216	101000
	33527	06/05/18 monthly managed service		595.00		DISPAT	1000 420160	398	101000
	33542	06/06/18 annual backup charge		660.00		DISPAT	1000 420160	398	101000
44574		2421 NAPA Auto Parts		269.74					
		05/31/18 auto supplies		269.74		STREET	1000 430200	220	101000
44575		1531 Saurey Construction, Inc.		10,212.00					
	1628	06/15/18 sidewalks, driveway		10,212.00		GASTAX	2820 430262	365	101000
44576		65 Machinery Power & Equipment Co		985.80					
		42CS043349 06/01/18 parts		985.80		STREET	1000 430200	220	101000
		42CS0433495							
44577		471 Northwest Pipe Fittings, Inc.		135.72					
	5980898	06/01/18 antenna		135.72		WATER	5210 430550	369	101000
44578		1928 Michele DesRochers		84.00					
		06/10/18 reimb meals, training GF		84.00*		DISPAT	1000 420160	370	101000
44579		1417 DYER GROUP, LLC		2,945.00					
	18022	06/02/18 Kelly Inn review		1,045.00		ENGIN	1000 411040	354	101000
	18021	06/02/18 Ventures West RV Park review		760.00		ENGIN	1000 411040	354	101000
	18020	06/02/18 R&D Investments review		190.00		ENGIN	1000 411040	354	101000
	18019	06/02/18 Hibernation Station review		190.00		ENGIN	1000 411040	354	101000
	18018	06/02/18 Learning Center review		285.00		ENGIN	1000 411040	354	101000
	18016	06/02/18 Wagon Wheel review		475.00		ENGIN	1000 411040	354	101000
44580		1934 Brenda Martin		84.00					
		06/10/18 reimb meals, training GF		84.00*		DISPAT	1000 420160	370	101000
44581		3133 American Solutiions for Business		860.00					
	ASB457409	06/13/18 250 Plastic Footballs		860.00		POLICE	1000 420100	220	101000

06/15/18
12:52:08

TOWN OF WEST YELLOWSTONE
Claim Approval List
For the Accounting Period: 6/18

Page: 8 of 9
Report ID: AP100

* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
44582	06/15/18	3028 Daniel Palmer meal reimbursement, training		295.00 295.00		POLICE	1000 420100	370	101000
44583	05/24/18	1934 Brenda Martin meal reimbursement, training		44.00 44.00*		DISPAT	1000 420160	370	101000
44584	06/15/18	1446 Yellowstone Historic Center Heritage Celebration Table		400.00 400.00		ADMIN	1000 410210	327	101000
44585	7992 06/14/18	3101 Advanced Pump & Equipment CL17 Install		750.00 750.00*		WATER	5210 430550	357	101000
44586	3657 06/01/18	2099 Quick Print of West Yellowstone shipping, sewer samples		329.01 35.86		SEWER	5310 430640	357	101000
	3670 06/01/18	shipping, library		42.28*		LIBRAR	2220 460100	220	101000
	10146 05/24/18	Posters for Eagles		118.50*		LIBRAR	2220 460100	220	101000
	10154 05/24/18	calculator, markers, labels		43.98*		LIBRAR	2220 460100	220	101000
	10161 05/26/18	foam board		80.00*		LIBRAR	2220 460100	220	101000
	10193 05/29/18	tape, Kraft paper		8.39*		LIBRAR	2220 460100	220	101000
44587	05/28/18	2813 Century Link public works 406-646-7949		62.00 62.00		STREET	1000 430200	345	101000
44588	W039205-IN 05/29/18	307 Fire Suppression Systems Inc extinguishers SLC		136.00 136.00*		UPDL	1000 460460	920	101000
			# of Claims	61	Total:	162,162.24			
			Total Electronic Claims	14,829.89	Total Non-Electronic Claims	147332.35			

WEST YELLOWSTONE TOWN COUNCIL
Town Council Meeting
June 5, 2018

COUNCIL MEMBERS PRESENT: Jerry Johnson, Brad Schmier, Pierre Martineau, Chris Burke, 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

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

Portions of the meeting may be 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 the claims, which total \$332,557.73. (Johnson, Martineau) Burke abstains from #44507. Forsythe is opposed, motion passes.
- 2) Motion carried to approve the Consent Agenda, which includes the minutes of the May 14, 2018 Town Council meeting. (Johnson, Forsythe)
- 3) Motion carried to approve the new business license application for 617 Maintenance made by James Hain to operate a business as a handy man. (Martineau, Burke)
- 4) Motion carried to approve the new business license for Tacos El Mirador Mexican Food, Inc. to operate a mobile food truck at 11 Yellowstone Avenue. (Martineau, Burke) Forsythe is opposed, motion passes.
- 5) Motion carried to approve the approved site plan for Yellowstone Point S to include parking space #1 on the parking plan, require the purchase of 4 cash in lieu parking spaces, contingent upon the owner signing a covenant with the Town for mixed and shared parking between 617 and 555 Yellowstone. (Johnson, Martineau)
- 6) Motion carried to approve the business license application for Yellowstone Point S to operate a retail tire store and general automotive repair shop, waive the resort tax bond, and approve snow encroachments to store snow on public property across from 617 and 555 Yellowstone Avenue. (Johnson, Burke)
- 7) Motion carried to appoint Chipper Smith, the individual designated by the County Commission to the Planning Board for a two year term. (Forsythe, Martineau)
- 8) Motion carried to approve the Outside Amplification Permit for the Wild West Yellowstone Rodeo to operate a car on the streets with amplified sound to advertise the rodeo events that occur outside of Town. (Martineau, Johnson) Schmier is opposed,
- 9) Motion carried to accept the recommendation from the Planning Board to accept the site plan for the Kelly Inn Annex on the condition of entering into a covenant with the Town to provide mixed and shared parking between the three properties. (Johnson, Martineau)
- 10) Motion carried to approve the site plan for the Ventures West Employee RV Site Plan. (Forsythe, Martineau)
- 11) Motion carried to approve the Outside Amplification permit and Event Permit for the 2018 Music in the Park event series. (Forsythe, Burke)

- 12) Motion carried to approve Resolution No. 711 a resolution lifting the open container ordinance during the 2018 Music in the Park events from one hour before the beginning of each show until one hour after the end of each show. (Johnson, Forsythe)
- 13) Motion carried to approve Outside Amplification Permit and Event Permit for the 2018 Yellowstone Rod Run. (Martineau, Forsythe)
- 14) Motion carried to approve Resolution No. 712, a resolution lifting the open container law during the 2018 Yellowstone Rod Run, August 3-4, 2018 between the hours of 10:30 AM and 10:00 PM. (Johnson, Martineau)
- 15) Motion carried to approve the second reading of Ordinance No. 266, business license regulations. (Martineau, Burke)
- 16) Motion carried to approve Resolution No. 710, a resolution to write out \$50.00 of outstanding warrants. (Johnson, Martineau)
- 17) Motion carried to approve the staffing plan amendment, dated June 5, 2018, to include a part-time summer recreation counselor. (Forsythe, Burke)
- 18) Motion carried to approve the Collective Bargaining Agreement with the MPEA Employees Unit for the fiscal years of 2018, 2019 and 2020. (Forsythe, Martineau)

Public Comment Period

Neil Pringle of Ventures West addresses the Council regarding the RV Park at the corner of Highway 20 and Faithful Street. Pringle says that Ventures West has been working on putting in an RV Park for employee housing for 9 months and have complied with all necessary standards and permits. He says that he is concerned that this other RV Park is being allowed to operate without complying with any of the regulations and operate as a business.

Travis Watt addresses the Town Council on behalf of the Winter Events Committee and the 2018 Snowmobile EXPO and Races. He says that they were elated to come out with a small profit following the 2017 EXPO. He says that they haven't yet decided what they will do next year regarding the event, but they appreciate all the assistance from the Town, staff, and Fire Department.

Council Comments

Council Member Martineau reports on attending the local government summit with Sabolsky in Twin Bridges. He says that he made some good connections about employee safety, public swimming pools, and found it very interesting. Council Member Johnson mentions the passing of the Town's oldest resident, Ellen Daley, who passed away last week at the age of 97. He encourages everyone to remember the Daley family. He also asks everyone to remember the Scarborough family, previous residents who experienced a tragic accident last weekend.

DISCUSSION

- 1) Forsythe says he is opposed specifically to the bill from the Dyer Group. He says that he thinks the Town deserves a better explanation for a bill this large, it should be itemized and they should be billed more than once a year. Sabolsky asks the Council if they would like to see copies of the bills for the specific information. Forsythe agrees and also with the legal bills because they are using public funds and it should be clearer to the public.
- 4) Johnson asks for clarification about where on the property the taco truck will be parked. The Council also briefly discusses the regulations that were established for mobile food vendors last year. Johnson says he would like to know where the truck is going to be moved to every day.

- 6) Sabolsky explains that the Planning Board reviewed the application yesterday and recommended that ten of the parking spots on the original parking plan are impractical. The Planning Board agreed with the proposal to reduce the parking spots by 50% based on the fact that a large majority of the snowcoach clients are picked up at their hotel by the snowcoach. After removal of the ten spots and reduction of the required spots, the business would still need to purchase 5 parking spots through the cash-in-lieu option. The Council considers the analysis that was prepared by Sabolsky and reviewed by the Planning Board. Clyde Seely explains that the tire shop portion of the business will operate only on a limited basis in the winter while the snowcoaches are operating. Seely says that he understands the highest use for the business may seem to be in the winter, but in truth it will be summertime when there is plenty of space to park. He questions the spaces that were deemed impractical by the Planning Board and explains how each of them could be logically accessed. Patterson explains how the Planning Board concluded to remove some of the spots. Schmier says he is good with the recommendation from the Planning Board. Burke says that he only questions the removal of parking space #1, which appears to be accessible.
- A) **Town Manager & Department Head Reports:** Town Manager Dan Sabolsky reports that Land Solutions is making progress on the zoning code update and has worked on multiple development reviews. He reports that he met with Erik Nelson of ThinkTank regarding the planning for the 80 acres. Thomas Danehower from MMIA will be onsite next week to discuss safety procedures with the Safety Committee. The Development Review Group has met multiple times over the past couple weeks and will be meeting with three different property owners tomorrow about current and proposed projects. They have developed a new application form for zoning permits and development review. He has reviewed a draft from Attorney Jane Mersen regarding nightly rentals and is still working on that ordinance. He has a draft of the legal services agreement and will meet with Mersen at the end of the week to discuss some of the current issues and propose better communication strategies. Yellowstone National Park has sent a letter of support for the project to improve the west gate to YNP and they plan to resubmit that application. The ice rink group has met and has ideas for improving the rink over the next couple of years. The defibrillators have been purchased and installed and he thanks the fire department for their assistance and planning training for use. The Governor and Lieutenant Governor will be here this Thursday, June 7, 2019 for the ribbon cutting ceremony at the Siegel Learning Center.

Public Services Superintendent James Patterson reports that the Town is looking pretty good and credits his department for working hard to clean up debris, garbage and mow all the lawns. He says that they assisted with putting in the parking lot at the Siegel Learning Center. He says water usage seems to be down a little and he doesn't think the town is completely full yet. Town Engineer Dick Dyer reports that the well drilling is completed and they are in the process of doing a 3-day pump test. They are pumping around 400 gallons per minute, less than they were expecting, but it is still putting out 625,000 gallons per day. He says that combined with the railroad well, which pumps around 550 gallons per minute, that is enough to support the Town on a peak summer day. He says they recommend proceeding with the remainder of the permitting process through Montana DEQ to get approval for the water quality. He says they ran into a few delays but are on schedule to start to proceed with building the line and pump house within a few weeks. Patterson says they have received their permit for the sewer lagoon and as of July 1 will be able to treat wastewater.

Finance Director Lanie Gospodarek reports that they are working through the last part of the fiscal year. Business licensing is very busy right now. Summer recreation sign ups are in process. First Security Bank is merging with Glacier National Bank, which is requiring the updating of some agreements. She also says they closed on the loan for the Siegel Learning Center.

Chief of **Police** Scott Newell reports that they are experiencing normal summer business. **Social Services** Director Kathi Arnado reports that she and Vely Vazquez attended a meeting in Billings with the Montana Food Bank Network. Vely has been with the Town for over a year now and her association with the Hispanic community has allowed them to serve that part of the community much more than in the past.

- 8) Forsythe clarifies that they will only be advertising the rodeo and not horseback riding. Schmier says that he has voted in favor of this request in the past but believes it is time to stop. He says that if they approve this request, they cannot turn down other requests for the same kind of activity permission and they don't want to have multiple cars operating in the same fashion. Bob Patzke asks if there is a decibel limit for the speaker on the car. Schmier says that they have not imposed a decibel limit in the past but requested that the noise level be kept to a reasonable level.
- 9) Sabolsky explains that in order to provide enough parking for the Kelly Inn Annex, they need approval to utilize mixed and shared parking from the Kelly Inn and Clubhouse Inn.
- 15) Town Clerk Liz Roos explains that they made two minor changes to the ordinance at the last meeting, to clarify that nightly rentals need to be licensed separately from residential rentals and licenses for out of town contractors that do not need to collect resort tax may be issued administratively.
- 16) Sabolsky says that the nature and scope of the Yellowstone Aquatic Center has changed somewhat and he recommends scheduling time at a future meeting to have a full discussion about supporting the project. Mayor Schmier agrees that they need to gain a better understanding of the current plan for the project. Bob Lindstrom explains that the original plans have not actually changed, but the plan is now to add a 2000 square foot learning center to focus on Thermus Aquaticus and STEM (science, technology, engineering and math) research. Lindstrom says that they hope to obtain bio-tech money to support the project. He says the first point they need to work on is the land for the project, initially discussed as a lease and then they hope to be able to purchase 5 acres from the Town. He says that they intend to go after grants to build the facility as well as to support operational and maintenance costs. He explains that Thomas Brock discovered Thermus Aquaticus while living here in West Yellowstone, which is the basis for DNA research.
- 17) Sabolsky says that they would like to hire one additional part time recreation counselor for the summer recreation program. He says this person would primarily work on the days that the program goes swimming, field trips, and on bike rides, up to 24 hours per week. He says that they have already hired 3 counselors but considering that the program often has close to 40 kids participating on a daily basis, it would be a good thing. He says they estimate the new position will cost between \$3800 and \$4200 for the summer. He also points out that they have only hired two laborers for the Public Services department so there is a cost savings there.
- 18) Sabolsky explains that after months of negotiations they created a final document. To summarize the changes from the previous contract, the employees will receive \$1.00/hour increase retroactive to July 1, 2017. As of July 1, 2018 they will receive \$.60/hour and as of July 1, 2019 they will receive \$.50. Sabolsky explains that they clarified the status definitions, use of holiday time, the definitions of shift change and schedule change, non-paid lunch breaks, holiday time will be counted as time worked, cleaned up the discharge and discipline section, grievance procedure, equipment and uniform purchasing procedures, clarified pro-rating benefits for part-time employees, and removed the section that the allowed for compensation to obtain EMS certifications and to respond to ambulance calls. The life insurance coverage for the employees was also increased from \$20,000 to \$50,000 to match the coverage enjoyed by the police unit.

June 5, 2018
Town Council Meeting
Minutes, Page 5 of 5

The meeting is adjourned. (10:30 PM)

Mayor

ATTEST:

Town Clerk

TOWN OF WEST YELLOWSTONE

PUBLIC HEARING

CONDITIONAL USE APPLICATION

PLANNED UNIT DEVELOPMENT (PUD)

Human Resource Development Council, District IX

Community Land Trust Townhome Development

NOTICE IS HEREBY GIVEN that the Human Resource Development Council, District IX, is seeking a planned unit development conditional use permit to create three townhome lots and build a residential structure with three townhome units on a vacant parcel of land located at along the southeastern portion of Washburn Circle within the Town of West Yellowstone, MT. The lots would be owned by a community land trust and leased to purchasers of the townhomes. The ground leases are intended to limit price appreciation utilizing a formula that allows for a reasonable return while preserving affordability for future buyers. The homes would be targeted to buyers earning 80% of the area median income. The property can be described as Lot 15, Block 22, Tract 8A of the Amended Plat of Tracts 3, 4, 5, 6, 8 and 9 and portions of Block 17 and 20 of the Madison Addition Subdivision located in the SW ¼ of Section 27, Township 13 South, Range 5 East. Complete copies of the application, plans, and the Town of West Yellowstone's zoning code are available at the Town Offices, 440 Yellowstone Avenue, West Yellowstone, Montana. The Town's zoning code, Chapter 17 of the West Yellowstone Municipal Code, may be accessed on the Town's website: www.townofwestyellowstone.com.

The public hearing will be held during the Town Council Meeting at 7:00 PM on June 19, 2018. The public hearing will be held at the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana. Written testimony may be submitted until 5:00 PM on the date of the hearing to the Town Clerk at the Town Offices, 440 Yellowstone Avenue, by mail to PO Box 1570, West Yellowstone, MT 59758, or by email to info@townofwestyellowstone.com. For further information, please contact the Town Clerk by email or at 406-646-7795.

Elizabeth Roos
Town Clerk



Tim Whitman
PO Box 841
West Yellowstone, MT 59758

Blaize & Donna Stewart
PO Box 2034
West Yellowstone, MT 59758

Brenda Holland
PO Box 1055
West Yellowstone, MT 59758

Tim Morris
PO Box 1018
West Yellowstone, MT 59758

Janis Collins
PO Box 1702
West Yellowstone, MT 59758

Matt & Kelly Burden
PO Box 674
West Yellowstone, MT 59758

Jeremy & Sabrian Roberson
PO Box 1813
West Yellowstone, MT 59758

Kyle & Rachael Burden
PO Box 1733
West Yellowstone, MT 59758

Mike & Pilar Collins
PO Box
West Yellowstone, MT 59758

John McLaughlin
PO Box 303
West Yellowstone, MT 59758

Don & Patsy Detonancour
PO Box 2045
West Yellowstone, MT 59758

West Development LLC
PO Box 1159
West Yellowstone, MT 59758

Ridgetop Ranch Properties, Inc.
PO Box 160545
Big Sky, MT 59716-0545

Adjacent Property Owners

- Notices mailed 6/12/18
- Notice published in WY Star 6/11/18 + 6/15/18
- Facebook 6/12/18
- Town Website/Packet 6/15/18
- Posted Town Hall, USPS, Library 6/11/18



West Yellowstone Community Land Trust at Washburn Circle

An Affordable Housing Demonstration Project

CUP/PUD Application
May 2018



Town of West Yellowstone

Townhome/Planned Unit Development/Conditional Use Permit Application

This application is used for townhome/PUD/CUP requests. The application must be approved prior to any land development activity.

Office Use Only

Date: _____ Accepted by: _____
Fee: \$ _____ Cash/Check #: _____

1. Project Name and Description: West Yellowstone Community Land Trust at Washburn Circle - this application proposes to develop three affordable townhomes on an existing property on Washburn Circle. The townhomes lots will be created as a COS under the townhome exemption. This project is proposed as an affordable housing demonstration project and partnership between the HRDC and the Town of West Yellowstone.

2. Owner(s) of Record:

Name: Human Resource Development Council (Contact: Brian Guyer)
Mailing Address: 32 South Tracy Avenue
City/State/Zip: Bozeman MT 59715
Phone: 406.585.4840
Email: bguyer@hrdc9.org

3. Person(s) authorized to represent the owner(s), their role (e.g. developer, engineer) and to whom copies of all correspondence is to be sent:

Name: GroundPrint, LLC (Contact: Susan Riggs, AICP) (Planner)
Mailing Address: 1262 Stoneridge Drive, Bozeman, MT 58718
Phone: 406-579-5844
Email: sriggs@groundprint.com

Name: TD&H Engineering (Contact: Kyle Scarr, PE) (Engineering & Surveying)
Mailing Address: 234 E Babcock St., #3, Bozeman MT 59715
Phone: 406.586.0277
Email: kyle.scarr@tdhengineering.com

Name: Intrinsik Architecture, Inc. (Contact: Henri Foch, AIA) (Architect)
Mailing Address: 111 North Tracy Avenue, Bozeman, MT 58715
Phone: 406-581-9889
Email: hfoch@intrinsikarchitecture.com

4. Legal Description of Property (Refer to Property Records)

Street Address: TBD Washburn Circle

Legal Description: Lot 15, Block 22, Tract 8A of the Amended Plat of Tracts 3, 4, 5, 6, 8 and 9 and portions of Block 17 and 20 of the Madison Addition Subdivision located in the SW ¼ of Section 27, T13 S, R5E

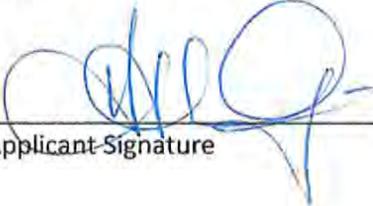
Lot Size: 13,528 SF / 0.31 acres

Zoning District: R-3

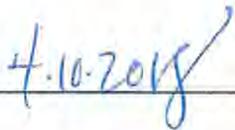
5. Submittal Requirements

See letter from Land Solutions, LLC to HRDC dated March 23, 2018

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other forms, documents, plans or any other information submitted as a part of this application to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for representatives of the Town of West Yellowstone to be present on the property for routine monitoring and inspection during the approval and development process.



Applicant Signature



Date

Project Narrative

West Yellowstone Community Land Trust at Washburn Circle

This Planned Unit Development/Conditional Use Permit Application proposes to develop one existing vacant lot located on the southwest portion of Washburn Circle into three modest affordable townhomes in a community land trust. All the homes will have one-car garages. Two of the homes are proposed to have three bedrooms while the center home is designed with two bedrooms. The property is owned by the Human Resource Development Council, District IX (HRDC) and is intended to be set up as a community land trust to ensure permanent affordability for the West Yellowstone community. The homes will be targeting to qualified individuals and families earning 80 percent of the Area Median Income (AMI). All three homes in the land trust will have ground leases limiting appreciation utilizing a formula that allows for a reasonable return while preserving affordability for future buyers.

During the PreApplication review, it was determined that the three townhomes, with the PUD/CUP, would generally conform to the R-3 zoning requirements therefore creation of the lots is proposed through the Certificate of Survey (COS) process using the Montana Code Annotated Section 76-3-203 exemption.

This project is proposed as an **affordable housing demonstration project** and partnership between the HRDC and the Town of West Yellowstone. We hope to add additional community partners as the project moves forward.

There are several PUD relaxations that are being requested with this project:

- Section 17.20.200.A requires 50 feet of separation for driveways. This access separation would be very difficult for any townhome project to provide because lot widths for this land use typically range from 20-40 feet. Washburn Circle is a local circular street with limited traffic therefore the three driveways will not create public safety issues. As proposed, the driveway layout will allow better maneuverability parking and snow removal.
- Section 17.40.090 requires “common open space” for townhome projects; however, based on the proposed site plan as well as the overall scale of the project with only three units, we would like to propose large individual yards in lieu of common open space. This is more compatible with the overall neighborhood layout.

HRDC and our project team (contact information is listed on the application form) are available for any questions. We look forward to working together on this important community project.

The following information was requested with the PreApplication review:

1. An application form.
See attached.
2. A project narrative describing the purpose of the project, why the townhome form of ownership is proposed, and any requested relaxations of the zoning.
See previous page.
3. Distance from the property to the closest fire hydrant. (See WYZO Section 17.40.240 and 17.40.260)
The nearest fire hydrant is located on Washburn Circle just to the southeast of the subject property. The distance is estimated to be less than 100 feet. See photo below.

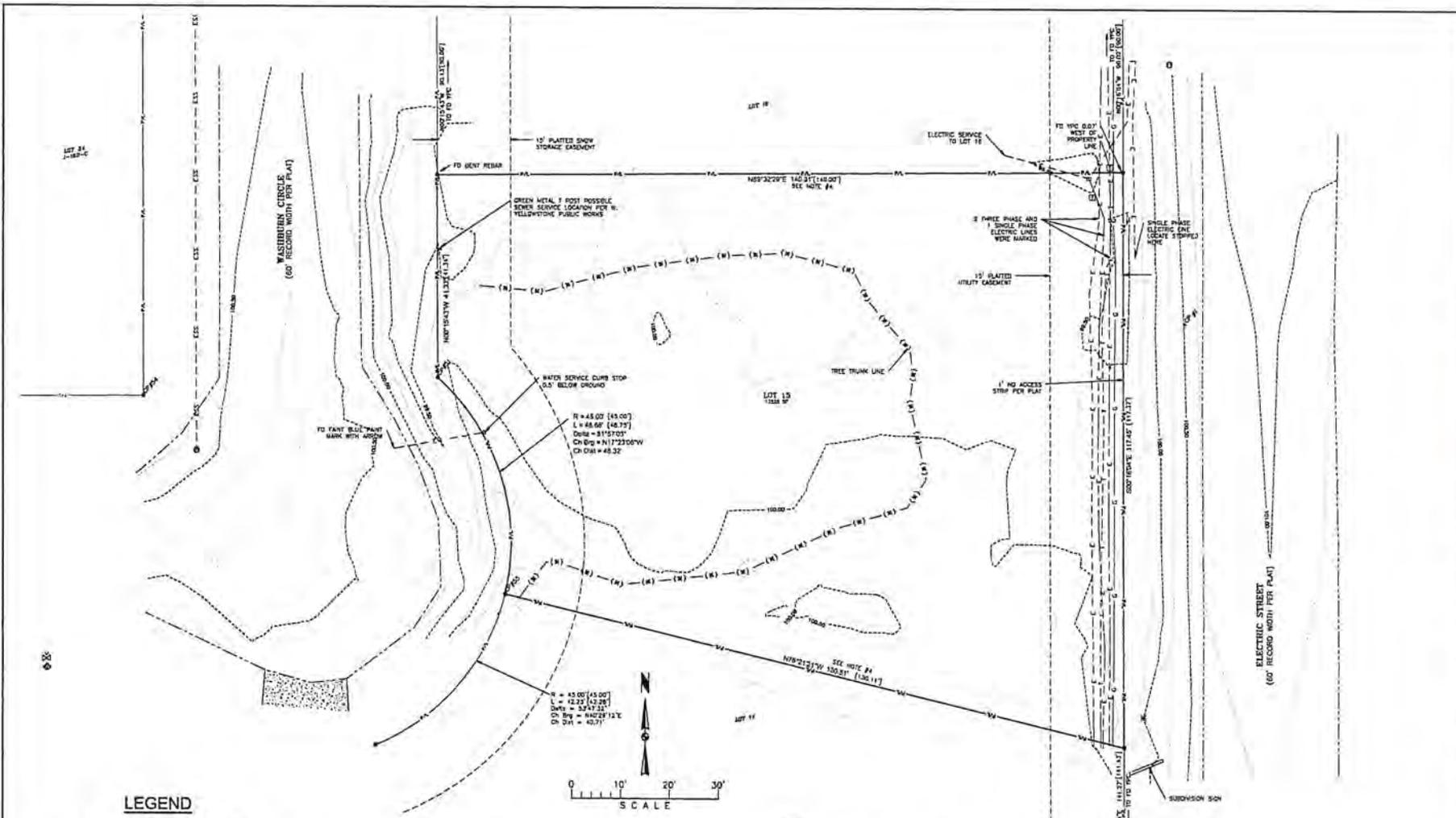


4. A draft certificate of survey in compliance with the Uniform Standards for Certificates of Survey (Administrative Rules of Montana 24.138.1104) that cites the appropriate exemption from subdivision.
See attached draft drawing prepared by TD&H.
5. Draft community land trust documents and/or documents that will be used to govern future development, ownership and maintenance of the homes and lots, including how the dwellings will be kept 'affordable' in the future.
See attached draft documents prepared by HRDC.
6. A preliminary landscape and site improvement plan as described in WYZO Section 17.04.040 and 17.40.210.
See attached preliminary landscape plan prepared by Design 5 Landscape Architecture and preliminary site plan prepared by Intrinisk Architecture, Inc.
7. At least one building elevation demonstrating compliance with WYZO Section 17.40.070 and the building height limitation of the R-3 district.
See attached preliminary architectural drawing set prepared by Intrinisk Architecture, Inc.



Subject Property





LEGEND

EXISTING	DESCRIPTION	SYMBOL	DESCRIPTION
	CONCRETE		SANITARY SEWER MANHOLE
	CONTOUR		TELEPHONE RISER
	CONTROL POINT WITH NUMBER		TELEPHONE - UNDERGROUND
	CURB BOX		WATER VALVE
	DELINEATOR POST		EASEMENT LINE
	EDGE OF ASPHALT		PROPERTY LINE
	ELECTRICAL BOX		TREELINE
	ELECTRIC - UNDERGROUND		PROPERTY PIN TO YPC "56065"
	FIRE HYDRANT		REBAR
	GAS		FOUND
	LIGHT POLE		PLATTED OR RECORD DIMENSION
	SANITARY SEWER		



NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKS PLACED BY ONE-CALL UTILITY LOCATORS IN RESPONSE TO THE FOLLOWING UTILITY LOCATE TICKET NUMBER: 17053876. WATER AND SEWER WERE NOT MARKED AT THE TIME OF THE SURVEY. AFTER A DISCUSSION WITH THE WEST YELLOWSTONE PUBLIC WORKS THEY SAID THEY DO NOT HAVE ANY AS-BUILT DRAWING FOR THIS SUBDIVISION. THE LOCATIONS SHOWN ARE FROM VISIBLE FEATURES.
2. THE ELEVATIONS SHOWN ARE ON AN ASSUMED VERTICAL DATUM BASED ON CONTROL POINT #51 WITH AN ELEVATION OF 100.00'.
3. BEARING BASIS: EAST LINE OF WASHBURN CIRCLE FOX PLAT J-160-A.
4. THE DISCREPANCIES BETWEEN RECORD & MEASURED DIMENSIONS OF THE NORTH & SOUTH LOT LINES ARE LARGER THAN WOULD BE EXPECTED FOR A 1998 PLAT. WE SURVEYED ADDITIONAL MONUMENTS (NOT SHOWN HEREON) TO VERIFY THAT THE STREET R/W LINES SHOWN ON THIS MAP ARE CORRECT.
5. A SIGNED & SEALED COPY OF THIS SURVEY IS AVAILABLE TO THE CLIENT UPON REQUEST.

CONTROL TABLE

Point	Northing	Easting	Elevation	Description
1	6239.375	12360.130	100.00	cp/spike
51	6227.861	12287.865	100.00	pin/ypc geston
55	6187.651	12281.130	101.56	pin/ypc geston
56	6225.974	12147.164	99.81	pin/ypc ypc

REV | DATE | REVISION

TD&H Engineering
1000 N. 10th St. Helena, MT 59601

DRAWN BY: BBT
 DESIGNED BY:
 QUALITY CHECK:
 DATE: 7/7/17
 JOB NO: B17-044
 FIELDBOOK: 14897

LOT 15 BLOCK 22 AMENDED PLAT MADISON ADD. J-160-A
 WEST YELLOWSTONE, MONTANA

SITE TOPOGRAPHY
 LOCATED IN SW 1/4 S27, T13S, R5E, P.M.M., GALLATIN COUNTY

170611070
 SHEET 1 OF 1

STAFF REPORT

for the

WEST YELLOWSTONE COMMUNITY LAND TRUST AT WASHBURN CIRCLE

I. INTRODUCTION

Application Type: Conditional Use Permit and Planned Unit Development

Applicant and Landowner: Human Resource Development Council, District IX (HRDC)

Project Description: HRDC intends to create three townhome lots and build a residential structure with three townhome units on a vacant parcel of land located at along the southeastern portion of Washburn Circle. The lots would be owned by a community land trust and leased to purchasers of the townhomes. The ground leases are intended to limit price appreciation utilizing a formula that allows for a reasonable return while preserving affordability for future buyers. The homes would be targeted to buyers earning 80% of the area median income.

Legal Description: Lot 15, Block 22, Tract 8A of the Amended Plat of Tracts 3, 4, 5, 6, 8 and 9 and portions of Block 17 and 20 of the Madison Addition Subdivision located in the SW ¼ of Section 27, Township 13 South, Range 5 East

Lot Size: 13,528 square feet / 0.31 acres

Zoning District: R-3 Residential – Medium Density

Town Council Hearing Date: June 19, 2018 at 7:00 p.m.

Legal Notice Published: June 1 and June 15, 2018

Planner's Recommendation: Adopt this report as findings of fact and approve the conditional use permit subject to conditions.

Submitted by:



May 31, 2019

Dave DeGrandpre, AICP
Land Solutions, LLC

Date

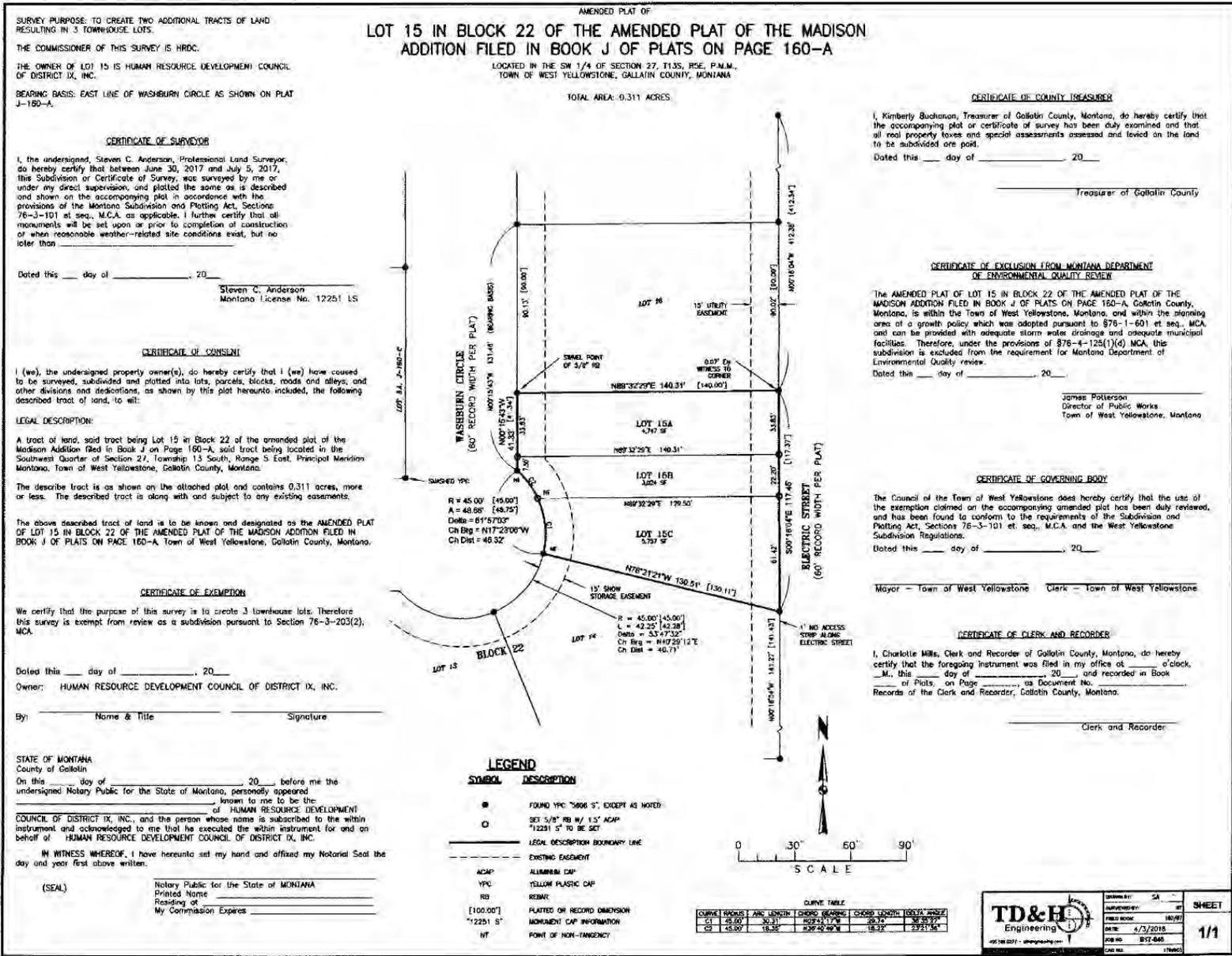
Contract Planner for the Town of West Yellowstone

II. MAPS

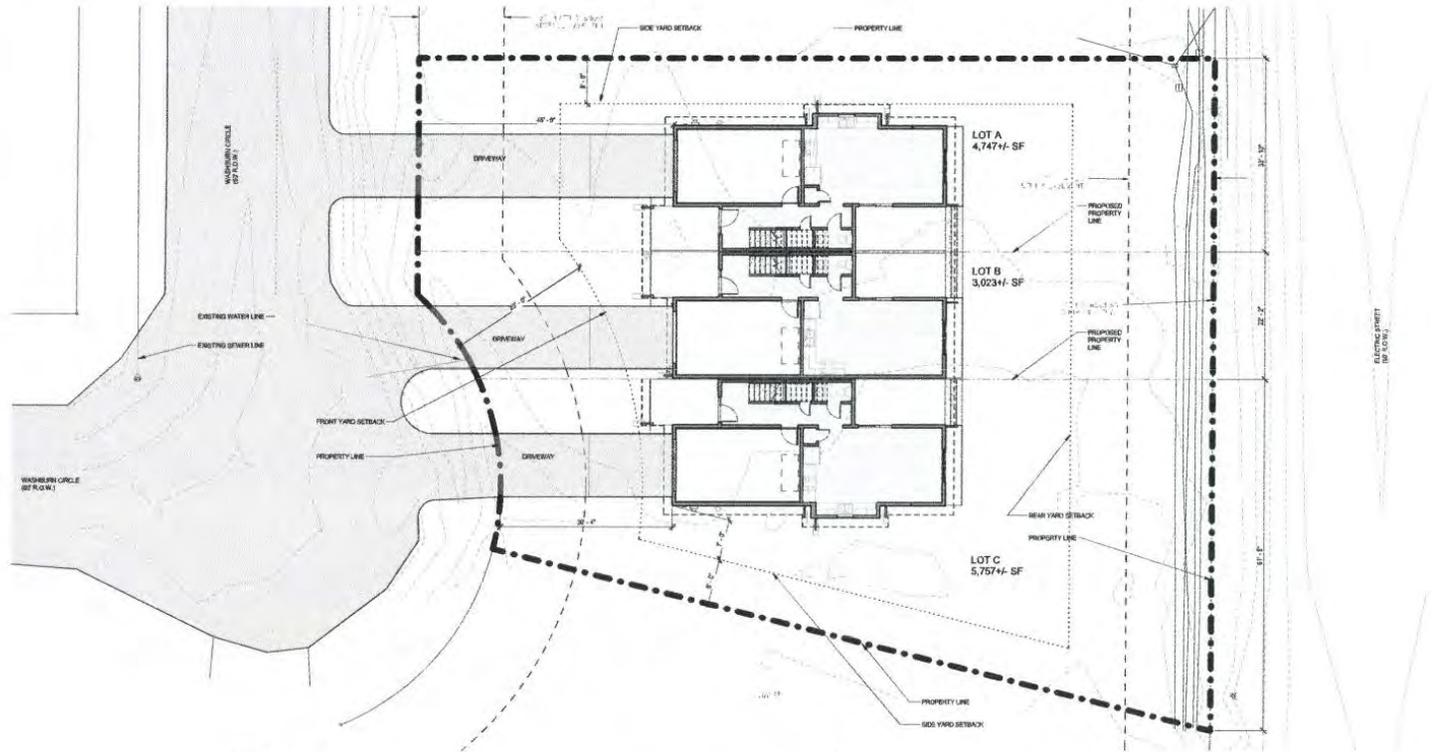


Map 1. Aerial photo and vicinity map

Map 2. Amended plat showing three townhome lots



WEST YELLOWSTONE COMMUNITY LAND TRUST AT WASHBURN CIRCLE



1 SITE PLAN
A1.1 1" = 10'-0"

III. ZONING AND SUBDIVISION CONSIDERATIONS

- A. Under the Town of West Yellowstone Zoning Ordinance (WYZO), the subject property is located in the R-3 Residential – Medium Density district. This district is intended to provide for the development of one to four-family structures and a variety of housing types.
- B. Townhouse developments are allowed in the R-3 district as per WYZO Section 17.40.020(B). Under the zoning, a townhouse is defined as a one-family dwelling unit which is part of a group of two or more such units separated by a common party wall, having no doors, windows, or other provisions for human passage or visibility.
- C. As per WYZO Section 17.40.050, the approval of a townhouse project adds a townhouse overlay district onto the existing zone. In this case, if approved, the West Yellowstone Zoning Map would be updated to include hatching or another notation indicating a PUD has been approved on the subject property.
- D. Both the R-3 district and the Townhouse Development Standards in Chapter 17.40 apply to the proposed townhome development. Where differences occur, the Townhouse Development Standards prevail. Table 1 shows standards that apply and how the townhome proposal complies with the standards.

Table 1. Evaluation of Zoning Compliance

Standard	WYZO	Proposed Townhomes
Minimum lot size	1,600 square feet	3,023 square feet (Lot B)
Minimum lot and building width	20 feet	22 feet, 2 inches (Lot B)
Minimum size of the site or project area	5,000 square feet	13,528 square feet
Maximum lot coverage	40%	Approx. 37% (Lot B)
Minimum floor area	750 square feet	1,512 square feet (Lot B)
Maximum building height	32 feet	27 feet, 6 inches
Architectural treatments	Varied front facades with at least a 4-foot protrusion, varied materials, design and roof lines	Varied front façade (porches) with 4-foot protrusions, varied materials, colors and roof lines
Maximum number of attached units	Six	Three
Landscape plan	Required	Submitted
Minimum front yard	15 feet	Approx. 27 feet

Minimum rear yard	15 feet	Approx. 47 feet
Minimum private yard	320 square feet per unit	Approx. 940 square feet in the rear of the smallest lot (Lot B), plus front yard
Minimum side yard	8 feet	8 feet to the closest lot boundary (Lot A)
Minimum off-street parking spaces	2	2+ (garage and driveway)
Fire hydrant distance	No more than 400 feet from a hydrant to the furthest part of any building	Estimated at 250 feet to the furthest part of the building

E. Planned Unit Developments

According to WYZO Section 17.40.020(G), townhouses are considered planned unit developments (PUDs). Approval of a PUD is obtained through the conditional use permit procedures and by following the adopted subdivision regulations when applicable (discussed below). The intent of the PUD zoning chapter is to encourage better land use development by relaxing the strict mechanical regulations of the zoning and providing a method and standards whereby structures and uses can be designed and developed as a unit instead of the traditional lot-by-lot method, yet carrying out the intended purposes of the zoning. (Section 17.34.010)

F. Requested relaxations from requirements of the WYZO

Below are two proposed ‘relaxations’ of mechanical requirements of the WYZO. Because this project is considered a PUD, certain zoning requirements may be waived without the typical variance process.

1. Townhouse lots often include only the land area under each unit, with the remainder of the property owned and managed as common area by a unit owners association. WYZO Section 17.40.90 requires a minimum of 30% of the site to be provided as common open space. Related sections of the zoning discuss common open space as well. In this case, the land area outside of the footprint of the structure is planned to be owned by HRDC and individual lots are planned to be leased to the townhome purchasers.

The applicant addresses this issue by stating...“based on the proposed site plan as well as the overall scale of the project with only three units,

we would like to propose large individual yards in lieu of common open space. This is more compatible with the overall neighborhood layout.”

According to WYZO Section 17.40.010, PUDs are intended to accommodate various types of unique and innovative housing forms to efficiently utilize space while still providing for the recreational and aesthetic needs of the residents. From the reviewer’s perspective, the land outside of the building footprints could be owned and managed as common area, although there seems to be no harm with allowing the proposed lots. The proposed lots would provide significant and adequate yard space for the townhome purchasers. Also, this is a unique project specifically intended to provide a type of affordable housing, a community benefit which is much needed in West Yellowstone as stated in the 2017 Growth Policy. Therefore, the reviewer recommends the requirement for common area be waived.

2. WYZO Section 17.40.200 requires a minimum distance of 50 feet between all curb cuts or, in this case, driveways. The driveways for Lots A and B are proposed to be about 18 feet apart. The driveways for Lots B and C are proposed to be about 12 feet apart. The purpose of the spacing requirement is to increase traffic safety, with the theory being wider spaced approaches will result in fewer vehicle movements over a short distance.

The applicant addresses the 50-foot spacing requirement by stating, “This access separation would be very difficult for any townhome project to provide because lot widths for this land use typically range from 20-40 feet. Washburn Circle is a local circular street with limited traffic therefore the three driveways will not create public safety issues. As proposed, the driveway layout will allow better maneuverability, parking and snow removal.”

Looking at the site, it may be possible to have a shared access onto the property that either splits like a trident to provide individual driveways for each home or has two approaches, like a looped frontage road. However, given the low vehicle volume and slow traffic speeds on Washburn Circle, the proposed configuration does not appear to present a safety concern. The proposed driveways would meet the needs of the future homeowners and generally conform with the development pattern in the area so waiving this requirement seems reasonable and appropriate.

G. Creation of Lots A, B and C

Normally a division of land occurs through the subdivision application and review process, which includes several procedural steps as well as evaluation of the proposal under the local subdivision regulations and Montana Subdivision and Platting Act. However, there are exemptions from the requirement for subdivision review.

Montana Code Annotated Section 76-3-203 provides an exemption for condominium and townhome projects when the lot is in a subdivision such as the Madison Addition or within an incorporated city or town; and the approval of the original subdivision of land expressly contemplated the development of condominiums or townhomes; OR the proposal is in conformance with applicable zoning regulations. In this case, the proposed townhome project is located within the Town of West Yellowstone, townhomes are allowed in the R-3 district, and as shown in Table 1, the proposal is in substantial compliance with the WYZO. Therefore, the creation of Lots A, B and C can be accomplished through recording an amended plat that cites the subdivision exemption mentioned above.

IV. REVIEW CRITERIA

Below are the criteria for conditional use permits and an evaluation of the proposal under the criteria. According to WYZO Section 17.32.020(B), conditional use permits shall be granted only by the Town Council when their findings are that:

A. The use conforms to the objectives of the master plan (growth policy) and the intent of this title (the zoning ordinance).

One of the key issues discussed in the 2017 West Yellowstone Growth Policy Update is the lack of available and affordable owner-occupied and rental housing for year-round residents and summer employees. Related goals and objectives include:

Goal 1: Increase the supply of affordable and workforce housing.

Objective 1.1: Support non-profit efforts to build affordable housing.

The applicant intends to form a community land trust (CLT), which is a non-profit entity created “exclusively for charitable purposes, including the purpose of providing homeownership opportunities for low and moderate-income people who would otherwise be unable to afford homeownership.” The CLT plans to sell the homes and lease the lots to West Yellowstone residents earning not

more than 80% of the area's median income. Section 4.4 of the draft ground lease contract document submitted with the application states the homeowner must occupy the home for at least 10 months each year, meaning the homes are planned to be sold to permanent residents. Section 10.2 of the ground lease contract says homeowners may transfer homes only to the CLT or persons who qualify for the program due to limited income.

The overall intent of the zoning is to provide for the public health, safety, morals, or the general welfare of the community. (76-2-301, MCA) Based on the factors cited above, the proposed use conforms to the objectives of the growth policy and the intent of the zoning.

B. Such use will not adversely affect nearby properties or their occupants.

The proposed use is residential. Surrounding properties are primarily residential, with some vacant or undeveloped lots nearby. There is no reason to believe the use of the property for three townhomes will adversely affect nearby properties or their occupants.

C. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in this title.

As shown in Table 1 above, the proposed lots and structures meet the density /lot size, lot coverage, yard, height and other regulations. As described in Sections III.E and III.F of this report, townhomes are classified as PUDs in the zoning and PUDs are allowed 'relaxations' from some of the requirements of the zoning if the proposal encourages better use of the land and the intent of the zoning is upheld. The two proposed relaxations are 1) no common area and 2) curb cuts spaced less than 50 feet apart. As discussed in detail above, these two issues seem unlikely to result in any negative impacts. The proposal will help meet the affordable housing needs of the community by providing three high quality, attractive and cost-controlled homes to year-round residents and uphold the intent of the zoning. Therefore, this proposal complies with the zoning.

D. Public hearings have been held, after the required legal notices have been given and the public has been given a chance to be heard upon the matter.

For a conditional use to be approved, the Town Council must hold a public hearing on the application and take testimony from interested parties following legal notice of not less than 10 days. Legal notice was submitted to the West Yellowstone Star and is to be published on June 1 and 15, 2018. The Town

Council public hearing is scheduled for June 19, 2018, during which the public will be given a chance to be heard on the matter.

V. RECOMMENDATION

Based on the findings contained in this report and an evaluation of the proposal under the WYZO and the Montana Subdivision and Platting Act, the reviewer recommends Town Council approve the West Yellowstone Community Land Trust at Washburn Circle Conditional Use Permit/PUD application for the development and construction of three townhome units on Lot 15, Block 22 of the Amended Plat of the Maddison Addition subject to the conditions listed below. All conditions must be met prior to acceptance of an application for a building permit.

1. Lot development and construction will substantially comply with all plans submitted with the application, including architectural design, landscaping, structural setbacks and other zoning requirements, with the exception of common area (not required) and curb cut spacing (less than 50 feet) as discussed in this report.
2. The applicant shall file an amended plat with the Gallatin County Clerk and Recorder citing the townhome exemption from the Montana Subdivision and Platting Act (76-3-203, MCA) and shall submit a copy of the recorded plat along with the application for a building permit.
3. The applicant shall submit a final version of the ground lease contract documents to be used with home purchasers.

Town of West Yellowstone
Marketing and Promotion Fund Advisory Board (MAPFAB)
Recommendation to Town Council for Award Approval

Event or Project Applicant: Diamond P Ranch/ Yellowstone Outlaw Regulators

Event or Project Name: 4th Annual Diamond P Shootout

Date Submitted: 5.24.18

Date Approved by MAP Fund Advisory Board: 6.14.18

Requested Amount: \$5000

Approved Amount: \$5000

Exceptions: None

Comments: None

Recommendation submitted by: John M. Greve, MAPFAB Secretary

- This MAP Fund Award Recommendation is approved by the Town Council
- This MAP Fund Award Recommendation is not approved by the Town Council

_____ Date: _____

Comments:

Copy 1 – Town Clerk
Copy 2 – Town Council
Copy 3 – MAP Fund Advisory Board

MARKETING AND PROMOTION (MAP) FUND APPLICATION COVER PAGE

Applicant Information

Applicant Individual or Organization:

Diamond Ranch / Yellowstone Outlaw Regulators
Event or Project Contact Person:

SCOOPER REYES

Address:

505 Moose Crossing Rd. Gallatin Gateway MT 59738

Phone:

406-291-3202

Email:

scooterreyes@gmail.com

Application Submission Date:

5/24/18

Event or Project Information

Event or Project Name:

4th Annual Diamond P. Shootout

Location of Event or Project:

Diamond P Ranch, West Yellowstone MT

Date(s) of Event or Project:

August 1-5 2018

Estimated Total Event or Project Cost:

\$ 30,157.⁰⁰

MAP Fund Amount Requested:

\$ 3,000.⁰⁰

2018 4th ANNUAL DIAMOND P SHOOTOUT

PROJECT SUMMARY/PROPOSED TIMELINE

The 2018 Yellowstone Outlaw Regulator's 4th Annual Diamond P Shootout will be held August 1-5 at the Diamond P Ranch 7 miles west of town. This event has grown exponentially over the last 3 years, becoming very anticipated by shooters. When we opened the event for entries on the CMSA (Cowboy Mounted Shooting Association) website in February it filled in 2 days and we have a waiting/cancellation list of 30 shooters. We have had competitors from 3 countries and 13 states. We strategically plan this event the weekend following the United States Western Championships in Las Vegas each year to catch shooters traveling home or to other events in the Northwest.

Every year we add something new, last year we hosted a 2 day clinic on Thursday and Friday before the main event. Although it filled and was a success it did not bring the numbers we were hoping for those preliminary days. This year, instead, we are adding 2 separate jackpots on Wednesday and Thursday with Friday off to encourage people to "go to town". It looks as if it is working as our pens and RV hookups are all reserved the entire week. We will again host the Sponsorship Appreciation Poker Walk in town Friday evening. We will also be giving out many donated gift certificates to encourage dining, shopping etcetera.

This year's event itinerary will consist of a Sharp Shooter Jackpot on Wednesday another on Thursday, Sponsor Appreciation Poker Walk Friday evening. 2 – 4 stage matches, one Saturday and another Sunday, a catered dinner Saturday evening and an awards ceremony Sunday afternoon. We are starting earlier in the mornings to leave ample time in the afternoons for people to go to town. We have made a conscious effort to leave gaps in the itinerary just for this.

We are overwhelmed by the private business and community support we have received. We have had 21 local businesses donate either cash, merchandise or gift certificates, many of them have supported us all 4 years. Several of our sponsors or their employees have joined us in a Friday evening Sponsor Shootouts. We fully intend to use these local businesses whenever possible for supplies, advertising, printing, catering, and lodging etcetera. West Yellowstone has been very good to us and we will do our very best to "give back".

Our goal is to have a shoot comparable to an event held in South Dakota each year called the Seven Downs. They have 150 competitors and host several events over the course of a 7 day week.

2018 4TH ANNUAL DIAMOND P SHOOTOUT PROPOSED BUDGET

INCOME

ENTRIES	17,933
ADMISSIONS	900
SPONSORSHIPS	7,000
STALLS	1,066
HOOKUPS	400
MAP GRANT	5,000
TOTAL INCOME	32,299

EXPENSES

MATCH EXPENSES

ARENA FEES	686
AMMO	3,154
BALLOONS	370
CMSA POINTS FEES	1,866
BALLOON SETTERS	715
ANNOUNCER	500
RANGE MASTER	250
SCORE KEEPER	250
EQUIPMENT RENTAL	250
WATER FOR COMPETITORS	150
SUB TOTAL	8,191

PRIZES

PAYOUTS = %50 ENTRY FEES	8,966
PAYOUTS FROM SPONSORSHIPS	5,600
SUB TOTAL	14,566

MISC.

ARENA PREP/MAINT.	50
OFFICE SUPPLIES	200
PRODUCTION ASSISTANT FEES	
15% TRADE, %20 CASH	1,400
MARKETING/ADVERTISING	5,000
ELECTRICITY	150
PORTA POTTYS	400
RESORT TAX	200
SUB TOTAL	7,400

TOTAL EXPENSES	30,157
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**2018 4TH ANNUAL DIAMOND P SHOOTOUT
MARKETING EXPENSES**

KWYS Radio	\$500
XL Country Radio	\$550
Printing - Posters/Banners/Flags	\$750
Belgrade News	\$150
Madisonian	\$150
West Yellowstone News	\$150
Island Park News	\$100
Mini Nickel	\$150
ID Falls Farm & Ranch (print and online)	\$400
Bozeman Chronicle Online	\$500
Thrifty Nickel Idaho	\$300
Thrifty Nickel N. Utah	\$300
Creative	\$250
CMSA Rundown Magazine	\$500
	\$4,750

Certification

Applicant Individual or Organization:

Event or Project Name:

On behalf of the individual or organization identified on this application, I understand that:

- 1. The submitted application meets the eligibility requirements for MAP funds.
- 2. MAP funds will not be awarded to this event or project without written notification of approval by MAPFAB and the town council.
- 3. MAP funded events or projects must comply with all federal, state and community licenses, permits, ordinances, laws and regulations.
- 4. To the best of my knowledge and belief the information in this application is true and correct and the governing body of the applicant has authorized the documentation.

Signature: Nicole Reeves Name (printed): Nicole R. Reeves
 Title: Producer Date: 5/24/18

For Office Use Only

- Application approved by MAPFAB for total requested amount of _____ Date: _____
- Application approved by MAPFAB for only _____ of total requested amount Date: _____
- Application not approved by MAPFAB Date: _____

Reason:

KELLY INNS, LTD.

3205 W. Sencore Drive
Sioux Falls, SD 57107
(605) 965-1440

FAX (605) 965-1450
Email: info@kellyinns.com
Web: www.kellyinns.com



June 14, 2018

Town of West Yellowstone
440 Yellowstone Avenue (P.O. Box 1570)
West Yellowstone, MT 59758

Re: Water Fees, Easement, Covenant, Shared Pay – Kelly Midwest Ventures Limited Partnership

As you know, Kelly Midwest Ventures Limited Partnership has been constructing a 61-unit hotel in West Yellowstone adjacent to our Kelly Inn at 104 S. Canyon Street.

Water Fees: Enclosed please find a check for \$88,000 for the water fee to West Yellowstone for our new Kelly Inn 61-unit property (check # 1347006, dated 6/14/18).

Easement: I have been told by the city that our water lines and sewer do not have an easement with the town of West Yellowstone. Allow this letter to serve as approval by Kelly Midwest Ventures Limited Partnership and Kelly Inns, Ltd. (General Partner) to place easements on our property. My understanding with this, is that the city will take responsibility of these water lines throughout our entire property, which includes the Kelly Inn, Kelly Inn Annex, and the ClubHouse Inn. Will you draw up this Easement Agreement or should we do this? Is a Sewer Easement needed also?

Covenant Regarding Parking Spaces: Our attorney is drawing up a document regarding our parking within our three buildings. The Town of West Yellowstone has requested a covenant that states that if any of our three hotels were ever to be sold individually, that each property sold would have the proper parking spaces required. Our understanding that these parking amounts are: Kelly Inn, 104 South Canyon Street is required to have 84. ClubHouse Inn, 105 S. Electric St. , required parking is 82. The new Kelly Inn (Annex) 61-room hotel is required to have 65 parking spaces. Please contact me if any of these requirements are incorrect. If not, we will be drafting a document for the title company to record on our property.

Request for Shared Costs on Water/Fire Line Canyon St. Enclosed please find the quote from Tri-State for the cost of placing the water/fire line on Canyon Avenue. We have not received the final invoice from Tri-State. Will the Town of West Yellowstone share in this cost?

Thank you for your help on these matters.

Sincerely,

A handwritten signature in black ink that reads "Brenda Schmidt". The signature is written in a cursive, flowing style.

Brenda Schmidt
Kelly Inns, Ltd. President/CEO

Enclosures

AIA Document G701™ - 2017

Change Order

PROJECT: (Name and address)
 Kelly Inn Annex
 107 Grizzly Avenue
 West Yellowstone, MT 59758

CONTRACT INFORMATION:
 Contract For: Phase I - Sito Portion
 Date: July 25, 2017

CHANGE ORDER INFORMATION:
 Change Order Number: 009
 Date: April 9, 2018

OWNER: (Name and address)
 Kelly Midwest Ventures Limited
 Partnership
 3205 Sencore Drive
 Sioux Falls, South Dakota

ARCHITECT: (Name and address)
 designArc Group, LLC
 830 Second Street South
 Brookings, SD 57006

CONTRACTOR: (Name and address)
 Tri State Excavating, LLC
 P.O. Box 853
 West Yellowstone, MT 59758

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Work is for Kelly Inn Water Main extension to add Fire Hydrant to specified plans and to repave main entrance due to Hydrant Extension.

- 405 lf fee of 8" water line pipe for Canyon to hydrant = \$19,205.10
- Labor to install 405 lf of 8" water line. Work will include excavation, backfill, compaction, labor and installation of pipe = \$20,582.10
- Hydrant materials and installation = \$7,438.00
- Tapping of the 8" water main = \$2,750.00
- Asphalt removal and disposal = \$4,800.00
- 11,316 square feet of asphalt paving at 3" thick = \$35,645.40
- Cost associated with compaction, replacement of 6" structural road base, grading and prep work for asphalt paving = \$23,763.60

The original Contract Sum was	\$ 325,078.00
The net change by previously authorized Change Orders	\$ 91,612.87
The Contract Sum prior to this Change Order was	\$ 416,690.87
The Contract Sum will be increased by this Change Order in the amount of	\$ 114,184.20
The new Contract Sum including this Change Order will be	\$ 530,875.07

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be June 1, 2018

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

designArc Group, LLC

Tri State Excavating, LLC

Kelly Midwest Ventures Limited

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

Partnership
 OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Les Rowland, Principal Architect
 PRINTED NAME AND TITLE

Chris Kuchur, President
 PRINTED NAME AND TITLE

Brenda Solumid, CEO
 PRINTED NAME AND TITLE

12/APRIL - 2018
 DATE

12 APRIL 2018
 DATE

4/11/2018
 DATE

Kelly Midwest Ventures LP
3205 W Sencore Drive



235 First Street
Havre, MT 59501

93-455
929

1347006

VOID AFTER 90 DAYS

1347006

Sioux Falls SD 57107

PAY Eighty Eight Thousand Dollars and 00 Cents

DATE

CHECK AMOUNT

6/14/2018

\$88,000.00

TO THE ORDER OF

TOWN OF WEST YELLOWSTONE
440 YELLOWSTONE AVE
PO BOX 1570
WEST YELLOWSTONE MT 59758

TWO SIGNATURES REQUIRED IF OVER \$1,000.00

[Signature]
[Signature]
AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈ 1347006 ⑈ ⑆092904554⑆ 150080664884⑈

VENDOR ID	NAME	PAYMENT NUMBER	CHECK DATE	1347006		
02080	TOWN OF WEST YELLO	0010818	6/14/2018	Kelly Midwest Venture 1347006		
DATE	INVOICE NO.	COMMENT	AMOUNT	DISCOUNT	NET AMOUNT	
6/14/2018	06/14/18	Water Fees	\$88,000.00	\$0.00	\$88,000.00	
			\$88,000.00	\$0.00	\$88,000.00	

WL85112SV1



(815) 357-0804 / FAX (805) 357-0726

PRINTED IN U.S.A.

Request for Shared Costs on Water/Fire Line Canyon St. Enclosed please find the quote from Tri-State for the cost of placing the water/fire line on Canyon Avenue. We have not received the final invoice from Tri-State. Will the Town of West Yellowstone share in this cost?

Thank you for your help on these matters.

Sincerely,

[Signature]

Brenda Schmidt
Kelly Inns, Ltd. President/CEO

Enclosures

Budget Calendar 2018

June						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

- 5 TC Meeting
- 19 5:30pm TC Work Session Capital Improvement Plan & TC Meeting
- 26 8:00am TC Work Session General Fund
- 22 Post notice of Preliminary Municipal Budget
- 29 Post notice of Preliminary Municipal Budget

July						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- 3 TC Work Session Enterprise Funds & TC Meeting
- 10 8:00am TC Work Session Special Requests & Special Revenue Funds
- 16 TC Work Session Capital Funds & TC Meeting
- 24 8:00am TC Work Session Capital Improvement Plan Review
- 31 8:00am Budget Revision Review

August						
S	M	T	W	Th	F	S
		1	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- 3 Final Budget Hearing Notice posted
- 10 Final Budget Hearing Notice posted
- 14 TC Meeting & Budget Adoption

Wednesday the 13th of June, 2018

Mayor and Town Council Members
Town of West Yellowstone
West Yellowstone, MT 59758

Dear Mayor and Council Members:

It has been pointed out to me that, at this next Tuesday's Council Meeting, the Council will be conducting an annual performance evaluation of our Town Manager, Dan Sabolsky.

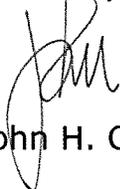
As some of you probably remember, I was on the Council when Dan was hired. I believe that Dan was the best of all the candidates at the time he interviewed and that is why he was hired. Over the past couple of years, he has been on the job, I believe our decision was spot on.

Since Dan's hiring, I have had numerous opportunities to work with him directly on several projects and have observed him in action with others. He is exactly what our Town needs: a leader, a listener, a collaborator, and most of all, a fine family man with a wonderful family.

Certainly, in the evaluation process, a few small things can be pointed out I'm sure, but I urge the Council to look at the big picture on how many wonderful things have happened since Dan moved to Town. Keep Dan Sabolsky on the job!!

Keep up the good work and I thank you all for volunteering to make our Town greater.

Sincerely,



John H. Costello



June 14, 2018

Town Council
C/o Town of West Yellowstone
West Yellowstone, MT 59758

RE: Annual Review of Dan Sabolsky

Dear Council Members:

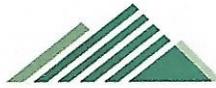
May this letter serve to offer the perspective of a community organization in relation to our interaction with Dan Sabolsky, the town's manager.

Our organization has had the pleasure of working closely with Dan since the start of his tenure and have found him to be approachable, a problem-solver and an out-of-the-box thinker. He cares deeply for the town's residents and has made it a priority to ensure that services are in place to provide infrastructure and a safety net for everyone. His work on the new learning center, adult education and the bringing more diversity to the town's staff have been impressive to watch. Dan has the ability to find common ground between parties and use ingenuity to craft solutions that make sense in public/private partnerships. West Yellowstone is lucky to have Dan.

Sincerely yours,

Buck Taylor, MPH
Director, Community Development and Administration

CHP – LIVINGSTON • 406-222-1111 126 South Main, Livingston, MT 59047	CHP – BOZEMAN • 406-585-1360 214 East Mendenhall, Bozeman, MT 59715	CHP – BELGRADE • 406-922-0820 19 East Main, Belgrade, MT 59714	CHP – WEST YELLOWSTONE • 406-646-9441 P.O. Box 1101 • West Yellowstone, MT 59758
CHP LIVINGSTON DENTAL PRACTICE • 406-922-0881 112 West Lewis, Livingston, MT 59047	CHP BOZEMAN DENTAL PRACTICE • 406-585-8701 120 North 19th, Bozeman, MT 59718	LEARNING PARTNERS • 406-823-6356 112 West Lewis, Livingston, MT 59047	



Northern Rocky Mountain
ECONOMIC DEVELOPMENT DISTRICT

311 West Main Room 311 Bozeman, MT 59715 PH: 406-577-2541 FAX 866-847-8033

June 15, 2018

Brad Schmier, Mayor
Town Council
Town of West Yellowstone
West Yellowstone, MT

Dear Mayor Schmier and Town Council:

We understand that Mr. Dan Sabolsky, Town manager is coming up for a performance review. This is an unsolicited letter and Mr. Sabolsky is not aware of the contents or that our letter is submitted on his behalf.

The NRMEDD is the federally recognized Economic Development District for Gallatin and Park Counties Montana. It has a 27-member board comprised primarily of elected officials, county/city managers and representatives for major business.

West Yellowstone is a major gate-way into YNP and its road and entry systems are 30% over capacity. Remedies are on the drawing board and the region faces very real, complex, and potentially adverse challenges that will redefine the area's transportation and visitor traffic. Sabolsky has provided leadership, guided the transformation in regional thinking and helped to assemble the key partnerships necessary to meet these demands.

Sabolsky has methodically undertaken the work of updating the Town's Growth plans, zoning and asset management. It was through this work that we became aware of initiatives within YNP that, if implemented, could adversely impact the economies of West Yellowstone and the greater region. His engagement and persistence gained the personal respect of Park managers and helped to bring YNP to the planning table.

We benefit from Mr. Sabolsky's many professional contributions. His work product can only be described as exemplary and for that he has our wholehearted endorsement.

Sincerely,

Don Seifert, President
Northern Rocky Mountain EDD

"Serving Gallatin and Park Counties of Southwest Montana"