



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

January 14, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson

Dr. Jeff Strickler, Director  
Wanda McCarthy, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 9:00 a.m.

### I. Open Meeting

A. Public Comment: None.

### B. New Business:

1. **Big Sky Community Corporation (BSCC):** Jessie Wiese, Executive Director BSCC, and Al Malinowski a BSCC board member, were in attendance. BSCC is requesting to not use allocated funds for the pedestrian tunnel and safe trail to the park project this funding year. An easement is not in place yet so BSCC feels this project cannot move forward until the easement is in place. BSCC does not feel it is prudent to move forward until they can negotiate the easement with Boyne Resorts. This drops their allocation for this project down to \$99,614 from \$137,075. All funds were for project design.

Dr. Strickler questioned whether BSCC has checked into state highway funds or other sources of funding. Ms. Weise informed the board that they apply for all grants that are applicable. Little Coyote is a county highway and not a state highway so they are unable to acquire state funds for that project.

*Motion by Dr. Strickler to reduce Big Sky Community Corporations tunnel project allocation from \$137,075 to \$99,614. Second by Mr. Scholz. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

2. **Director and Officers Insurance:** Ms. McCarthy reviewed the D&O Insurance Policy with the board. The policy runs from March 5, 2015 through March 5, 2016. The coverage remains the same but the premium goes up \$109.

*Motion by Mr. Kabisch to approve the renewal of the Directors and Officers Insurance Policy as presented. Second by Dr. Strickler. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

3. **Town Hall Meeting:** The board discussed the option of having a Town Hall Meeting or Information Session. The board directed Ms. McCarthy and Ms. Brunner to see if the Warren Miller Performing Arts Center is available March 11, or around that date, for a Town Hall Meeting. The board directed Ms. McCarthy and Ms. Bruner to contact the 2015 funding recipients to invite them to present and update to the public on progress they have made with this fiscal year's appropriations. This town hall meeting will serve as the March Board Meeting for BSRAD.

Old Business

1. **Big Sky School District #72:** Loren Bough and John Zirkle were present for the board meeting. Mr. Bough updated the board on the sign dispute with surrounding neighbors and changes made to the signs. The Porcupine Subdivision homeowners and the School District have come to an agreement on the location of the sign. The reader board has been removed from the design.

*Motion by Dr. Strickler to approve the Big Sky School District #72's redesign and placement of the sign as presented. Second by Mr. Scholz. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

Mr. Bough thanked the board for their support through the redesign process.

2. **Administrative Ordinance First Reading:** Mr. Kabisch presented the format for the first reading of the Administrative Ordinance. Mr. Scholz presented changes made to the ordinance. No public comments were made, no board discussion was required on public comments.

*Motion by Mr. Kabisch to adopt the First Reading of Proposed Amendments to Ordinance No. 98-01-ORD, which the most recent version has been in effect since April 14, 2014, as amended at this meeting. Second by Mr. Scholz. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

3. **Treasurer Report:** Ms. Budd notified the board via email that the BSRAD funds are adequately pledged and the interest rates given by Big Sky Western Bank are still above published rates.

*Motion by Dr. Strickler to approve the Treasurer's Report as presented. Second by Mr. Scholz. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

4. **Financial and Tax Collection Reports:** Board reviewed the financial and tax collection reports.

*Motion by Mr. Kabisch to approve the financials reports as presented. 2<sup>nd</sup> by Mr. Scholz. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

5. **Administrative Officer Report:** Big Sky Ski and Education Foundation presented BSRAD with a framed race bib which shows BSSEF's new license plate image. The BSRAD logo is present on the racing bib.

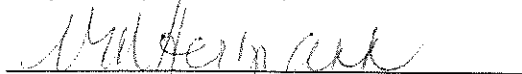
Ms. McCarthy thanked the board for the opportunity to serve the community through the BSRAD office while Ms. Brunner was on maternity leave. Ms. Brunner will be back returning to work on Monday, January 19,

- ~~C. **Minutes:** The board directed Ms. McCarthy to remove "Mr. Scholz would like to see the BSCC maintain all walking trails in the winter and not just a select few."~~

*Motion by Mr. Kabisch to approve the December open minutes as amended. 2<sup>nd</sup> by Mr. Scholz. Absent: Ms. Hermann and Ms. Budd. All in favor. Motion passed.*

Chairperson Jamey Kabisch adjourned the open meeting at 9:58 a.m.

Respectfully Submitted,



Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

February 18, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer

Dr. Jeff Strickler, Director  
Whitney Brunner, Administrative Officer  
Mona Jamison, Attorney and Lobbyist

Chairperson Jamey Kabisch called the open meeting to order at 1:00 p.m.

Mona Jamison attended via telephone.

### I. Open Meeting

- A. Public Comment: None.
- B. New Business: None.
- C. Old Business

1. **House Bill 262:** The board asked Ms. Jamison to give the board her appraisal of the situation, the bill and if it is or is not applicable to Big Sky's use. In addition the board asked Ms. Jamison to outline the problems and how we can fix them. Ms. Jamison disclosed that she met with Kevin Germain at Mr. Kasich's authority and was given the history of how we got to the current situation. Ms. Jamison stated Mr. Germain asked for the amendment to add workforce housing. She stated that the way the bill was amended, if passed in its current form, this board could not use it to let the community vote to add 1%. 1. As drafted, the bill only pertains to resort areas and communities not districts. 2. As drafted, it only pertains to areas and communities that have not yet instituted a resort tax. She stated she's drafted a nominal amendment to allow Big Sky to take advantage of the bill. Ms. Jamison stated that in addition, she would prepare to add a subsection that the board be allowed to amend the rate i.e. the only thing that can go to vote is the 1%, not the boundaries, etc. She stated the bill passed 53 to 47 in the house. She will go to the Senate tax committee to ask if she can attest in support of the bill and that she has amendments to the bill. Ms. Jamison stated she hopes the committee will adopt the amendments. Then the bill goes to the Senate for two votes (a first and second reading). If the bill passes it will go back to the House. If it passes it will go to the Governor. If it does not pass it will go to the conference committee. She stated if the board does not give her permission to make the amendments, the bill will find its own way, but unfortunately Big Sky would not be able to use it. Ms. Jamison stated she does not recommend the definition of workforce housing used in the bill, but if this board wants the bill to pass, less amending is best. The bill would be heard next sometime in March.

The board asked Ms. Jamison if the amendment will only be applicable to resort area districts. Ms. Jamison stated yes. The amendment does not work to fix the problems that resort areas and communities may have in the bill. The board asked if we are the only resort area district. Ms. Jamison stated no; Saint Regis is a resort

area district; however, historic preservation or workforce housing may not apply to their community. The board asked if other resort tax communities/areas/districts can amend the bill to apply to potholes, etc. Ms. Jamison stated yes.

The board discussed if, in addition to the amendment, it would like Ms. Jamison to lobby in support of the bill on this board's behalf. The board asked Ms. Jamison if the \$15,000 retainer would cover lobbying in support. Ms. Jamison stated adding the amendments are covered under the retainer, but to lobby there will be a nominal fee of \$1,500.

The board discussed that it funded a study to find solutions to affordable housing. Time is of the essence because the legislature only meets every two years. If the bill passes a lot of work may begin from a housing authority to a vote to bonding, etc. The board will have to be diligent to ensure it is set up to work correctly for future boards. It is another tool in the resort tax toolbox.

The board discussed that the TIFF/TEDD opportunity is in the hands of the county's Commissioners, but that this tool would be in the hands of the Big Sky voters.

The board asked Ms. Jamison if there is a resistance to adding taxes for specific purposes in the legislature. She stated that is the greatest weakness of the bill and that will be the objection heard in the Senate; however, the Senate has two hearings and will be well informed. She stated that if this board had asked Ms. Jamison how to get this done she would have advised that the resort tax be allowed to be raised to 4%. She stated the board's point is valid, but we are here now.

The board stated that there is comfort in that the decision goes to the voters of Big Sky. 1% impacts tourism, but lack of housing may have a greater impact.

*Motion by Mr. Scholz to authorize Ms. Jamison to amend the bill and if passed, to lobby in support of the bill. Second by Ms. Hermann. In favor: Jamey Kabisch, Mike Scholz, Ginna Hermann and Heather Budd. Abstain: Jeff Strickler. Motion passes.*

*Motion by Ms. Hermann to approve \$1,500 lobbying fees for Ms. Jamison. Second by Ms. Budd. In favor: Mike Scholz, Ginna Hermann, Heather Budd and Jeff Strickler. In favor: Jamey Kabisch, Mike Scholz, Ginna Hermann and Heather Budd. Abstain: Jeff Strickler. Motion passes.*

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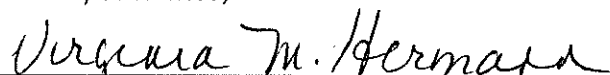
D. Public Comment

Kevin Germain asked the board if he could remain in support of the bill and work to see it through with Ms. Jamison. The board stated Mr. Germain is a citizen and is able to do whatever is appropriate.

Chamber President David O'Connor stated the Chamber is a spectator in this and the Chamber is in agreement with the motions passed. He stated the Chamber would have liked to have had the time to get in front of the issue, as it came out of left field, but they are happy to do what they can to raise funds from the business community for Ms. Jamison's lobbying fee.

Chairperson Jamey Kabisch adjourned the open meeting at 1:40 p.m.

Respectfully Submitted,

  
Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

February 11, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer  
Dr. Jeff Strickler, Director  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 9:02 a.m.

### I. Open Meeting

#### A. Public Comment:

TIFF/TEDD Update: Kevin Germain: The Chamber applied for a \$45,000 cost share grant from the Big Sky Trust Fund through the Montana Department of Commerce to leverage the funds the Chamber received from Resort Tax. The board asked where TEDD fits in the present law. Mr. Germain replied tourism is not currently considered a value added industry; however, Big Sky contains industries like high tech, breweries, distilleries, etc. that are included in the law. He stated it will be up to the Commissioners. Mr. Germain stated there will be a report on how the Bozeman TIFF/TEDD district was successful at the Madison County Commissioners meeting February 23 in the Big Sky Water and Sewer Building. The board asked if the (postponed) Sheriff Interlocal Agreement meeting with both Counties' Commissioners would be an opportunity for education/support. Mr. Germain stated not at this time.

#### B. New Business

1. **School Building Reserve Levy:** Loren Bough: Mr. Bough stated he is in attendance to provide an update on the upcoming School Building Levy since the Resort Tax Board may receive questions from community members. He stated in the past 15 years, the elementary school has grown from 90 to 311 students. The new building will bring the K-4 capacity to 500 students. He stated the school expects to pick up 60 new students in three years. Mr. Bough stated the land that the new elementary school is built on belonged to Big Sky Institute and before that Jerry Scott. He stated the School Board has learned there is 15 feet of clay under the building site. They secured the building on 2099 concrete piers. In addition, there is a lot of radon mitigation, etc.

Mr. Bough stated the building missed the budget by 8%. An additional \$840,000 is needed. The community will vote on a bond that will be paid back in five years and will be \$40 per year per million dollar home. Ballots are mailed February 18 and decided March 9. The board asked what happens if the bond does not pass. Mr. Bough stated there will be no landscaping and one wing of classrooms will be unfinished, which will limit the preschool. In addition, it will be more expensive when the construction is restarted. Since the project was started two and a half years ago, construction costs are locked in and the same building would cost \$2 million more at today's rates.

He stated there are not a lot of large pieces of land in Big Sky and if the School Board had the decision to do over again, they would do the same thing. With the location of existing utilities, the school's land is limited and they would have had to take out the football field. He stated they could have built up, but that would have limitations. Plus with the building in its under-construction location, they do not duplicate food and custodial services. The board asked if there will be a Town Hall Meeting. Mr. Bough stated hopefully not, but they will have a meeting if needed.

2. Legislative Session: Mr. Scholz requested Mr. Germain provide an overview to the board and then he will share Ms. Jamison's suggestions to amend the bill to better help the Big Sky community. Mr. Germain stated House Bill 262 is not sponsored by the Big Sky Chamber. He stated he is a Member of the Affordable Housing Committee, a subcommittee of the Chamber and one of the recommendations from the Chamber's Housing Study was a resort tax increase. House Bill 262, sponsored by Representative Kerry White, would allow for resort tax to be increased up to 4%, the increase would be earmarked specifically for workforce housing. It would take a vote of the community to increase the tax for this purpose. Tomorrow, February 12, 2015 the bill may pass out of the House.

Mr. Kabisch asked what pitfalls Mr. Germain anticipates. Mr. Germain stated the bill's primary intention is for historic preservation. He stated adding workforce housing to the bill is an odd combo. He stated should the bill pass, a concrete plan would have to be put together on what qualifies as workforce housing. Mr. Kabisch stated he questions how thoughtful Rep. White was in the definition of workforce housing. Mr. Germain stated the definition is broad enough that it could be used in Big Sky. Mr. Kabisch asked if other states' laws were reviewed, for example, Wyoming and how it impacts Jackson Hole, etc. Mr. Germain stated no.

Dr. Strickler stated he has three concerns. 1. The increase would mean an estimated \$1.25 million a year would go on into perpetuity. 2. That it is a lot of money to be dedicated to a nebulous thing with no oversight. 3. This opens Pandora's Box. If workforce housing is the biggest problem today, other entities may make arguments that their problem is the biggest problem of tomorrow and; therefore, deserves dedicated restricted funds as well. Mr. Germain stated with the current life of the resort tax, this could generate \$20 million. He stated it will take \$60-70 million to solve the workforce housing problem. He stated nine out of 10 businesses would say workforce housing is Big Sky's biggest problem. Dr. Strickler stated restricting the use of the tax is oppressive.

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Mr. Scholz stated the bill was not an in depth prepared bill. He stated for Big Sky to utilize the bill, this board will need to direct Ms. Jamison to work to properly amend the bill and find a window in the law. He stated as the bill is currently written, Big Sky is not included because it does not mention "resort area districts" among other specifics. Mr. Scholz stated the bill was initially West Yellowstone's bill. He stated when he learned of the workforce housing amendment, he felt it was strange that this board (Big Sky Resort Tax) was not contacted by the group that contacted Rep. White to add workforce housing. He stated when he learned Big Sky Resort Tax may be affected by the bill he contacted Chamber President David O'Connor and Executive Director Kitty Clemens. Mr. Germain stated he contacted Rep. White to have workforce housing added to the bill. Mr. Scholz stated due to the open meeting law he could not communicate with this entire board unless a meeting was noticed. He, Mr. Kabisch and Ms. Jamison reviewed and discussed the bill and its possible impact on Big Sky Resort Tax. When the bill was scheduled to go before the taxation committee he directed Ms. Jamison not to attend the hearing since (due to the way the bill was written), should she be asked questions, her responses may kill the bill and he did not think it was this board's intention to inhibit West Yellowstone's efforts or the efforts of members of the Big Sky community. Mr. Scholz stated if the bill passes the House, this board will have to make the decision if it should direct Ms. Jamison to amend the bill. In addition, Ms. Jamison's fee will need to be discussed.

Mr. Kabisch stated if the bill passes out of the House he will call a special meeting next week to hear directly from Ms. Jamison and discuss her direction and budget.

Ms. Budd stated, should the bill pass, it will be up to the voters of our community if the tax will be increased. Dr. Stickler stated it is the responsibility of this board to give the voters something reasonable. Ms. Hermann stated she does not want to squash the opportunity unnecessarily. Ms. Budd stated that she would vote now to give Mona authority to amend the bill to benefit Big Sky and give Mr. Scholz the authority to answer Mona's questions. Mr. Kabisch stated this is a big deal for our community and a special meeting, noticed appropriately to the public is appropriate.

Dr. Stickler asked Mr. Germain if the Chamber has a lobbyist and how the Chamber handles legislative issues. Mr. Germain stated he will be meeting with Senator Barrett and Representative Ray Shaw.

3. **Budget 1<sup>st</sup> Draft:** The board directed Ms. Brunner to change the Legal budget to \$20,000.

### C. Old Business

1. **Administrative Ordinance 2<sup>nd</sup> Reading:** Mr. Kabisch explained the board will be following a set of legal procedures for the reading. He stated he will not actually be reading the proposed amendments to Ordinance No. 98-01. He referred to the handout of Ordinance No. 98-01 and explained the proposed amendments are highlighted. Mr. Kabisch stated the board will follow the same format as the first reading, but at the end of this second reading if a motion, second, then adopted by majority vote is made to adopt the proposed amendments as reflected from both readings, then the Ordinance will go into effect in 30 days.

He explained to the public in attendance that Mr. Scholz will provide an overview of the proposed amendments and then it will receive public comment. He stated the board will deliberate each comment and a motion and second, then adopted by a majority vote, may be made to incorporate the comment. When there are no more comments, board members may motion and second, discuss and adopt additional amendments.

Mr. Kabisch transitioned the presentation to Mr. Scholz by summarizing that this is the ordinance procedure for adoption of proposed amendments to ordinance 98-01, which has been in effect since April 11, 2014.

Mr. Scholz provided an overview on the proposed amendments. He stated the definition used for prepared food is approved by 40 states. Mr. Scholz stated there will continue to be interpretation, but with the revisions made, better direction is provided.

Mr. Kabisch opened public comment.

#### Public Comment:

Lynn Anderson provided three examples of the same product packaged differently all sold in her store and asked the board why resort tax applies to one of the packages. The board discussed and to clarify that all three packages are exempt it amended the ordinance per the following motion:

*Motion by Mr. Scholz to amend Section 1 (7) (d) (ii) and (iii), plus add (iv) as follows:*

*(ii) Food sold in an unheated state by weight as a single item; or*

*(iii) Food sold in an unheated state by volume (items that contain four or more servings), as a single item; or*

*(iv) Bakery items, including bread, rolls, buns, biscuits, bagels, croissants, pastries, donuts, cakes, tortes, pies, tarts, muffins, bars, cookies and tortillas.*

*Second by Ms. Hermann. All in favor. Motion passes.*

Ms. Anderson provided the following list of store items and the board agreed the items are taxable: coffee, soup and grab & go sandwiches.

No additional public comment.

Mr. Kabisch thanked Mr. Scholz for leading the project.

*Motion by Mr. Kabisch to adopt the second Reading of Proposed Amendments to Ordinance No. 98-01-ORD, as amended, as proposed by Board and further changed at the meeting to take effect June 1, 2015. Second by Ms. Hermann. All in favor. Motion passes.*

2. **Town Hall Meeting Preparation:** The board decided the Town Hall Meeting goal would be for the community to learn what resort tax funds have made possible this fiscal year. The board directed Ms. Brunner to draft and budget a newsletter.
3. **Legal Opinion 45:** The board directed Ms. Brunner to provide an explanation of resort tax community vs area vs area district in the March board meeting packet.
4. **Treasurer Report:** Ms. Budd stated the accounts are properly pledged and she would review a few reconciliation items with Ms. Brunner.
5. **Financial and Tax Collection Reports:** *Motion by Mr. Kabisch to accept the financial and collection reports. Second by Mr. Scholz. All in favor. Motion passes.*
6. **Administrative Officer Report:** Ms. Brunner stated the Commissioners postponed the Sheriff Interlocal Agreement meeting in Big Sky. She provided the date for the Madison Commissioner Meeting in Big Sky, February 23.

The board revised the application permitting language to the following: "If permits are required, please specify what permits are required and what projects they apply to."

Appropriation applications are to be due Monday, April 6<sup>th</sup>.

Depending on Warren Miller Performing Arts Center and Chapel Community Room availability, the board agreed the May and June meetings should be held at the same location. The board would be able to make Tuesday, June 9<sup>th</sup> work if the 10<sup>th</sup> is unavailable.

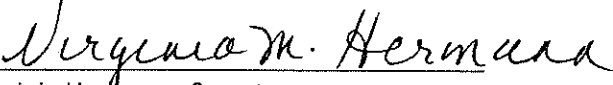
The board provided revisions to the annual tax collector thank you letter.

D. **Minutes:** *Motion by Mr. Kabisch to approve the January 14 open minutes. Second by Dr. Strickler. All in favor. Motion passes.*

Chairperson Jamey Kabisch adjourned the open meeting at 11:00 a.m.

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Respectfully Submitted,

  
Virginia Hermann, Secretary





## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

March 11, 2015

Present: Jamey Kabisch, Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer

Dr. Jeff Strickler, Director  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 9:02 a.m.

### I. Open Meeting

A. Public Comment: None.

B. New Business

1. **Aspen Leaf Property:** Ms. Brunner will be sending an email to the real estate community to select a realtor to represent the Aspen Leaf Property for sale. The board directed Ms. Brunner to remove Heidi Peacock and Maggie Biggerstaff. It directed to her to add Marc Lauermann and Tallie Lancy. The board directed Ms. Brunner to edit the language to “what do you think is the estimated market value of the property”.

C. Old Business

Mona Jamison attended via telephone.

1. **House Bill 262:** Ms. Jamison explained she will request that the section of existing resort tax law be added into the bill and that the interlined language be amended. The board stated it would prefer “up to 1%” to allow flexibility. It stated Kevin Germain’s group hired a lobbyist. The hearing is March 19, 8:00 a.m. in Senate Judiciary.
2. **Legal Memos:** The board discussed that a future board will have to amend the law to increase the district size; currently 2,500.
3. **Newsletter Draft:** Ms. Brunner stated Pruitt Design quoted \$750. The board suggested requesting a contract from Pruitt Design. The drop date of April 1 into Big Sky post office boxes was decided. The postage type has to be able to be forwarded. Regarding content, the board photo will not be used and Ms. Brunner is to request print ready photos from a several entities; for example, Community Corporation Uplands and Hummock trail signs, Arts Council stage, Blue Water event, etc. The board provided text revisions to the content.
4. **Budget Final:** *Motion by Mr. Kabisch to accept the budget. Second by Dr. Strickler. All in favor. Motion passes.*
5. **Treasurer Report:** Ms. Budd stated the accounts are properly pledged.

The board discussed directing Rosie Barndt to review the audit trail quarterly. Due to Ms. Budd's expertise she is reviewing; however, it is a time consuming task and the board agreed that as volunteers, it is best to have Ms. Barndt complete the task. Ms. Barndt explained to Ms. Budd that Holmes and Turner will consider the task ongoing audit work. Ms. Budd distributed the letter and rate quote from Ms. Barndt. The board directed Ms. Brunner to have Ms. Barndt reduce the transactions reviewed from \$5,000 to \$2,500 initially and if that number is too low that it will welcome her suggested increase as needed. The board would like Ms. Barndt to continue to review the 941 and UI-5 reports quarterly.

*Motion by Ms. Hermann to approve Ms. Barndt reviewing the audit trail quarterly. Second by Ms. Budd. All in favor. Motion passes.*

Ms. Brunner will print the canceled checks from the First Security Bank website monthly and include them in the Treasurer Report meeting packet.

6. **Financial and Tax Collection Reports:** *Motion by Ms. Budd to accept the financial and collection reports. Second by Ms. Hermann. All in favor. Motion passes.*
7. **Administrative Officer Report:** Ms. Brunner will inform the leaders of the Big Sky organizations of the upcoming Commissioners meeting in Big Sky. The Resort Tax Board would like to see the final agenda.

Appropriation Advertising: The board directed Ms. Brunner to add the following: Beginning April 7<sup>th</sup>, the applications received will be posted on the Resort Tax website. Members of the community and collectors of the tax, your input is important to us. Please review the applications and bring your questions to the upcoming meeting May 13 at 1:00 p.m. in the Big Sky Chapel Community Room. Then funds will be appropriated at the June 10 resort tax meeting.

#### 8. Other

Incorporation: The board discussed what their role is in incorporation. It could fund a group that brings a project for an incorporation study. The Resort Tax Board is able to take on its own projects as well. Current efforts like workforce housing and TEDD/TIFF are examples of projects that are looking for solutions. The board stated it will continue to encourage game changing ideas for the Big Sky Community.

Recycling: An area near Water and Sewer may become available including compactors for recycling.

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#### D. Minutes

February 11 open minutes: Add "thing" after nebulous.

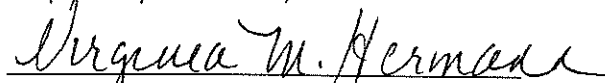
*Motion by Ms. Hermann to approve the February 11 open minutes as amended. Second by Mr. Kabisch. All in favor. Motion passes.*

February 18 open minutes: Dr. Stickler abstained from the lobbying fees motion.

*Motion by Mr. Kabisch to approve the February 18 open minutes as amended. Second by Ms. Hermann. All in favor. Motion passes.*

Chairperson Jamey Kabisch adjourned the open meeting at 10:25 a.m.

Respectfully Submitted,

  
Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

April 8, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer  
Dr. Jeff Strickler, Director  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 9:00 a.m.

Ginna Hermann attended via telephone call.

### I. Open Meeting

A. Public Comment: None.

#### B. New Business

1. **Progress Reports and Appropriation Binder:** Progress reports received and the board stated the information shared in the reports was helpful. Binders received as well.
2. **Available Funds Estimation:** Mr. Kabisch explained the funds available spreadsheet. It will be updated and distributed before the May and June board meetings as well. Unused funds, balance of appropriations and actual revenue will be updated at that time as well.
3. **Taxability of Fountain Drinks:** Since food stamps are not accepted by food service establishments, such as restaurants, the SNAP regulations that exempt fountain drinks may be a non-issue for resort tax. The resort tax ordinance states "All non-alcoholic beverages sold in an open container or by the drink (Section 9:9)" are taxable. Soda fountains are specifically listed as a food service establishment.

#### C. Old Business

1. **House Bill 262:** The bill was first approved by the House. It was amended in the Senate. It was approved in committee. The bill failed on a 25-25 vote in the Senate. It was then reconsidered and failed.
2. **Aspen Leaf Property:** The board asked Ms. Wiese if the Community Corporation is interested in purchasing the space. Ms. Wiese stated the organization is outgrowing the space; however, they will consider the purchase price and the cost to remodel to suit their needs. If they move out of the space, November is the best time.

The board discussed that Mr. Dige is owns the Wrap Shack unit and has been on the Gallatin Building HOA board since its inception. It also discussed that Mr. Brunner gives 1% back to Big Sky organizations. The board discussed an open listing. Mr. Dige's brokerage fee is 7%; Mr. Brunner's is 6%. The board stated it hopes to get \$57,200 (the original purchase price) for the unit.

Motion by Mr. Kabisch to list the Aspen Leaf property with Mr. Brunner for \$75,000 because his brokerage fee is lower than Mr. Dige's.

Discussion: If the property is sold to the Community Corporation, no realtor fees are to be collected.

*Second by Ms. Hermann. All in favor. Motion passes.*

3. **Treasurer Report:** Ms. Budd stated the accounts are properly pledged.

*Motion by Ms. Budd to pay a nominal fee to provide images of checks in printed statements from First Security Bank. Second by Mr. Kabisch. All in favor. Motion passes.*

4. **Financial and Tax Collection Reports:** *Motion by Mr. Kabisch to accept the financial and collection reports. Second by Ms. Budd. All in favor. Motion passes.*

5. **Administrative Officer Report:** The board discussed the Transportation District LINK to Bozeman. It is an essential service and the board is disappointed the Gallatin Country Commissioners do not support the service. The board directed Ms. Brunner to draft a letter to the Gallatin Country Commissioners on their behalf to be approved by Ms. Budd and Ms. Hermann. The letter's purpose is to provide unified support for the LINK service.

6. **Other:** The board discussed that after further research; it realizes it receives a bargain in services and price for Ms. Jamison's lobbying services.

Dr. Strickler stated he is pleased with Ms. Brunner's work; the newsletter was a successful communication to the community.

- D. **Minutes:** Remove Mr. Scholz from attending the meeting.

*Motion by Mr. Kabisch to approve the March 11 open minutes as amended. Second by Dr. Strickler. Approved: Jamey Kabisch, Ginna Hermann, Heather Budd and Dr. Jeff Strickler. Abstained: Mike Scholz. Motion passes.*

Chairperson Jamey Kabisch adjourned the open meeting at 10:00 a.m.

Respectfully Submitted,

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Virginia Hermann, Secretary



## FINAL MINUTES OF THE QUESTION & ANSWER SESSION OPEN BOARD MEETING

May 13, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer

Jeff Strickler, Director  
Mona Jamison, Attorney  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 1:10 p.m.

### I. Open Meeting

- A. **Opening Remarks and Introductions** – The Chairman introduced the Board Members, Attorney and Administrative Officer. Copies of the agenda, collections to date and funds available handouts are on the front table. The board will call entity representatives to the podium in the order the applications were received. The board has not talked about the applications. At the beginning and end of the meeting there will be opportunity for public comment.
- B. **Available Funding Estimation** – The Chairman directed attention to the Available Funding Estimation handout and went through each line item. The sinking fund cannot be bound from year to year and is; therefore, available for appropriation. Mr. Kabisch stated he intends to make a motion at the Appropriation Meeting to place the \$746,100 in the sinking fund.
- C. **Aspen Leaf Property** – Motion by Mr. Scholz to authorize two board members to sign paperwork related to the sale of the Aspen Leaf Property. Second by Ms. Hermann. All in favor. Motion passes.
- D. **Public Comment**

Nancy Sheil stated the legal applicant for the Composter Project is the School.

John Loomis, Chair Big Sky Owners Association (BSOA) Board of Directors, stated he supports Noxious Weed Control. He stated the weed war is a multi-year approach that is measured cumulatively. He stated BSOA funds the project and it is asking for the resort tax board's full support.

### E. Question and Answer

#### 1. Transportation District – David Kack and Ennion Williams

Q: Are Yellowstone Club and Big Sky Resort employees fare payers? A: They do not pay in addition to the \$1.75 million.

Q: Please remove the funds and show as a donation. A: We will show as fare revenue. \$40,000 of their contribution goes towards contribution to the broader system.

Q: Is that more or less since Moonlight has been absorbed? A: Same.



Q: How much are you getting from Gallatin County? A: Not receiving any yet, asking again in this budget cycle. We have new data to share with them and 70% of the riders are Gallatin County residents. Madison County has provided funding for seven years.

Q: Are riders employees or recreational? A: 60% employees.

Q: Ridership has gone up in last couple years. A: Yes; it correlates with businesses.

Q: Did you ask the riders where they work? A: Most work at the major Resorts.

Q: Is the Yellowstone Club contribution the same as last year. A: Yes; it is the same.

Q: You budget for an \$100,000 increase in funding. What will happen to the service? A: If we get everything in budget we will run the local bus service from 8a until 12a and add one additional round trip to Bozeman (nine round trips, seven days a week).

Q: Local service is not increasing in numbers how would that change? A: It would help move the bar crowd and employees who run later shifts.

Q: Would you consider charging a fare on local rides? A: If we did, the federal funds would be reduced. We would like to keep fare free locally.

Q: What will be the effect of the schedule if the Gallatin County funding of \$50,000 you added to your budget does not go through? A: We would not be able to run one round trip to Bozeman OR local service would run until 10p.

Q: What do you charge to go to Bozeman? A: \$5 round trip.

Q: What is capacity? A: 70% overall, which includes the 5:30a pick up in Bozeman.

## 2. Search and Rescue – Ed Hake, Steve DeTullio and Sheriff Brian Gootkin

Q: Will the \$12,000-15,000 utility vehicle (UTV) go off road? A: It will take you anywhere you want to go. If a trail is not generally open to vehicles, for rescue purposes we can go up it.

Q: We see you receive money from Gallatin County. Do you received money from Madison County? A: Were under the Gallatin County Sheriff. There is a mill that the Gallatin Country tax payers pay for Search and Rescue. Madison rescues are small compared to Gallatin.

Q: Your private donations dried up. A: This year we did not have the large search that tends to create large donations.

Will the UTV replace equipment? A: Yes; it may replace an ATV.

## 3. Fire Department – Chief Bill Farhat and Alan McClain

Q: Is it standard procedure to work with Gallatin County on permitting? A: Most rural departments are incorporated in a city. There are only three rural fire departments in the state that have this much development. Permits go to the county.

Q: Can permitting fees from the county be used? A: If the county does not want to split the fee then they can raise it. Farhat: The county is looking for input; I am not carrying the load and I am not employed by county.



Q: Do you see the need for ambulance EMTs? A: Our budget did increase because we anticipate a decrease in the revenue for transporting. Transporting is 80% now. This board has funded ambulance services with three hours on the road. Injuries will be handled at the new hospital, hopefully.

Q: What will be the impact of the new hospital? A: Once the patient is stabilized at the hospital we will be called back to take them to the Bozeman hospital.

Q: \$125,000 for an assistance chief. Is funding that the job of the resort tax board? A: His duties would mitigate the tourism industry.

Q: How is an assistant chief going to help other than administration? A: I am the only administrator. I am on call all the time and respond to major emergencies. The assistant chief will help with financial, human resources, maintain relationship with the planning department of two counties, handle permits, offer consulting, handle subdivision reviews, help with operations of the department, vehicles, training, physical plant, etc. It is hard to paint a picture. I am doing it all now and I am not doing it all well. I do my best, but am failing in multiple issues.

Q: You are a taxing district, why not go to the voters? A: 70% of what we do is for people who do not live here. Resort Tax funds 25% of our revenue.

Q: The monitors request; is this something that when the hospital is here it can be a shared expense? A: No shared expense.

Q: You have a talented staff; is there reason that staff could not do the permitting? A: They are responding to calls. Throughout the country people do not understand what firefighters do when not on a call. They are training, staying current on their skills, etc. They work 48 hours and then are off 96 hours. State law says you only have so many days to comment on the permitting and it has to be touched often. Plus if you say no to a permit, it can mean legal action.

Q: Explain the financials from Gallatin and Madison property taxes. A: Both have slightly different mill levies.

Q: What will be the ambulance revenue this year? A: 95% of what we'd expect for the year is in as of March.

Q: You received a grant to pay for one AED, but are asking for two; is there a need in the community? A: AEDs are different from the 12 lead. The AED effort is being led by BSOA by putting them in areas that are commonly accessible during the day.

Q: It would be good to get a map out. A: Yes, we could put their locations on the Chamber map.

Mr. McClain stated the Fire Board fully supports the Chief and this request. He stated the need for a deputy chief was there when Chief Farhat was hired; however, they've always hired the firefighter so when you call 911 someone is going to come. The size of the department has grown with the community and there are more administrative duties with more going on in Big Sky.

#### 4. Post Office – Al Malinowski

Q: When was your last rent increase? A: 2007 and 2009. It went up \$3 per foot.

Q: Will the rollover be spent on rent? A: No.



Q: As the community grows, will there be more boxes? A: This November was the first time since we moved into the facility that we did not have room. We've been reactive not proactive and we are looking into ways to increase boxes now; however, without it being an emergency, it is hard to get the feds attention.

#### 5. Arts Council – Brian Hurlbut

Q: What do you see for the future; is the park permanent? A: We are working with the Town Center to put it in the plan as a permanent facility. They've been receptive.

Q: Do volunteers clean up after shows? A: Up until last year.

Q: What will be the best show? A: July 16; The Suffers from Houston. They were just on Letterman.

You are only one of the 30 applicants that asked for less money this year.

Q: Explain the employees. A: We have a person who manages the donor database once a week from 2-6 hours. I am full time and work on grants plus we hired a part time grant writer to help.

#### 6. Parks District Rollover– Steve Johnson

No questions

#### 7. Parks District – Steve Johnson

Q: Provide clarification on the overlap with the Big Sky Community Corporation (BSCC). A: The Park District is not a 501c3. The Park District qualifies for grant money that BSCC does not.

Q: In the proposal you talk about helping with grant writing, park master plan and trail design; where is the distinguishing line between the organizations? A: We are looking for meaty stuff to try out the ability to obtain grants. The BSCC and Parks District Boards board identified two projects: 1) a safe crossing for tunnel or pedestrian bridge over little coyote and 2) a parks master plan, which is not just the park property, but subdivisions have park space and open spaces that could be organized into satellite parks. Open space is managed by Homeowners Associations and if we could put together a package, we could put it to better use for the community. The plan and budget we propose is enough to write two meaningful grant requests.

#### 8. Emergency Management – Jason Revisky, Chief Bill Farhat and Sheriff Brian Gootkin

Q: Why is this not funded by Gallatin County? A: There is no money allocated in their budget for this project.

Q: Is a similar board going to Ennis, etc.? A: No. Big Sky is unique because you are an isolated community and currently use obsolete technology.

Q: Could it be used for special events like PBR? A: By resort tax funding it, the sign would be housed here.

Q: Can we give the Fire Department the \$20,000 instead of the county? A: You can decline this request and we can come back again, but this should not be used as an "us versus them"; we are Gallatin County. Plus if owned by the county, if it breaks down they fix it, the Big Sky Fire Department doesn't.





Q: Can we rewrite the contract to have it reside in Big Sky? A: Ms. Jamison stated, yes. You can place a condition on the appropriation for where you would like it to reside. Sheriff Gootkin stated the more open and flexible you leave it, the better. An example is in Three Forks we have MDOT. The sign in this application is a canyon issue.

Mr. Kabisch stated he does not think this board should fund it and he will vote against it.

Q: Where would it be used? A: Two basic areas: at the stop light and in the Town Center.

Q: What will the sign look like? A: No graphics; it is not the same as the sign last year from the school. This would be the first one of this type in the county.

Sheriff Gootkin encouraged the resort tax board to think more about team. If a catastrophe comes to Big Sky, this sign and a relationship with the county will be fruitful.

Q: The application states it would be in place by September; is this too late with fire season? A: We will try to get it as soon as possible.

Q: Do you have enough time to drag a sign around? A: Do not need a fire truck to move it; it is easily moveable. Deputies would be able to move it as well.

#### 9. Weed Committee – Jennifer Mohler, Mike Jones and Brad Bauer

Q: We've received many letters of support and at public comment we heard from BSOA; are weeds getting sprayed; are you making an impact spraying instead of educating? A: We do not spray we are educating. BSOA sends complaints to us and we educate the landowner.

Q: How many landowners are taking your advice? A: We do not track that, but we are seeing a positive trend toward more taking action. Big Sky is unique because landowners buy 20 acres and have never taken care of land before.

Q: Of the 7,000 acres how many are sprayed? A: The landowners receive info from me.

Q: You are asking for \$56,000. A: Last year the request was \$45,000. The year before it was \$30,000 and the year before that it was \$19,000. The request has tripled over last four years. We lost funding from other entities.

Q: What have we seen for acres treated and education programs? A: We are in reactive mode, but are seeing an increase. In the Work Plan you challenged us to create we will be educating realtors and developers- where it starts. With an increase in visitors, there is an increase in needs. You challenged us to get a handle on what the needs are; our ask is a reasonable response. The ask is what it's going to take.

Q: When land is purchased or when building a home, what is your involvement? A: Mike Jones from the County Weed District stated every new subdivision has to submit a plan and we do an inspection of that plan. Sometimes we amend the plan. At final plat we see if the plan has been followed. Yes; we enforce. If in violation, we send a formal complaint to the county, but it has to be a defensible complaint or we will be sued. The process takes 50 days. If in winter, we wait until spring. Last year we processed 25 complaints.

Q: We challenged you to spend \$10,000 on cost share and you only spent \$7,700. A: We met with you right after appropriations last year because we knew that \$10,000 is a lot to spend on cost share. We cannot treat anyone's land. With cost share, at the county level, for ¼ acre lots, cost share is not worth the time to fill out the paperwork. It will only cost them \$50 to treat with chemicals. Where the cost share comes in are the long term



residents that don't have as much money or 20 acre properties. We encourage educating the ¼ acre lots because there is a proper way to do it and without proper knowledge they can do a lot of environmental harm. Also, they may not need herbicides, there are other techniques. Cost share is not the "be all, end all". Acres treated is not the measure the committee goes by.

Q: You are averaging a 5% per year inflation (in 1990 there was inflation of 5%). A: What is that based on? No response.

Q: The paid personnel in your budget is one of the most expensive full time equivalents that applied; the pay is quite generous. A: We were unaware. I am a contractor; maybe that is the difference. Last year we were in transition.

Q: We agree weeds are a problem, but your organizational expenses are too high. A: Big Sky exists because of its natural resources. We are asking for less than 1.2% of the resort tax board's resources.

This is the community's money; it has to be thoughtfully expended.

Q: Next year if funding does not materialize, what gets cut? A: I will not being able to help as many landowners; a lower level of services. Like last year.

Q: The in-kind revenue; what is included? A: Advertizing, BSOA advertizing, BBQ at the weed pull, Gallatin County GIS services, discounts on ads for nonprofits, database assistance, etc.

#### 10. Gallatin River Task Force – Kristin Gardner and Andrea Saari

Q: Based on the Montana nonprofit average, your wages high, tell us where you are going with staffing. A: I am a contractor, which may explain the higher-than-average wage rate. With the growth and development of the community, we need to do the restoration work and we want to have more of a presence.

Q: How many development meetings do you attend? A: I go to a couple meetings a week. Developing the community is a collaborative effort.

Q: The restoration plan, does it have to begin now? A: We'd like to implement it sooner rather than later.

Q: When reviewing the cash flow for three years, the paid personnel jumps drastically, but you are not asking for much more from resort tax. Where will you get the funds to make up the difference? A: We will develop partnerships. Projects are easy to fund with grants. The goal is to have salaries funded by individual donors, not resort tax.

Q: Tell us about your fundraising success. A: Andrea came on ¼ time to fundraise. Last year was an opportunity for her to get her feet wet and lean about our strengths. This year she is turning what she learned into tangible goals from grant writing to a membership drive. We are recruiting members and identifying large-scale donations in hopes of acquiring funding. We expect more success this year.

Q: Resort tax is not "free money". Would you consider a challenge grant where the funds are held in escrow until progress is achieved? A: Yes; we would be happy with a challenge grant. Both the staff and board respond well to challenge grants.

#### 11. Library – Kay Reeves



Q: You are doing a great job. A: Only a 7% increase in your request over last year.

Q: You show a net profit of 16% in the last year. A: There will not be a profit. Because of the timing of creating the balance sheet, you see the profit. Our annual budget does not show that.

Q: In a couple years you'll need funds to replace the books you'll put in the new school? A: The books were originally funded by the school district. Preschool early learning will stay in the community library. Only students will be able to check books out of the new library.

Q: Right now the community library and school library are all in same room? A: Yes. We will try e-books next year.

## 12. Skating and Hockey – Ryan Blechta and Gary Hermann

Q: Explain a dasher board. A: It is a plastic board.

Q: The challenge grant, are you looking at \$25,000 or nothing? A: We'd ask resort tax to match what we raise up to \$25,000; dollar per dollar.

Q: How long do we make a savings account for boards? A: We are trying to raise funds this year.

Q: Will the boards be able to move to a future space? A: Yes.

Q: Do you need to raise all the funds before you can purchase boards? A: We would like to get it done in the first year. The boards would save us money in the future. If we get the matching grant we could get it done.

Q: You did way better at fundraising this year. A: We are optimistic.

Q: Are you able to get in-kind donations to reduce the price? A: If we could get 20 that would get us to a place where we would not have to do board repairs or replacements.

Q: Tell us about the full size rink. A: We believe this is a game changer. It is the kind of improvement that you've encouraged us to seek.

Q: What would the number be in case you cannot reach the top in the first year; please set a minimum. A: Ok.

Q: Are your restricted funds restricted by your board? A: Yes; for a Zamboni replacement.

Q: Did the board or a donor restrict the money? A: The board.

Then it is not restricted; the board can tap into to the funds to finish the project.

Q: Do you have a long term lease? A: Legally, no. Simkins have been supportive and, based on conversations, they want us for the long haul; however, we've designed everything to be movable. We like where it is.

Congratulations on the fundraising this year.

## 13. Snowmobile Association – Devon White

Q: The \$15,000 equipment expense; will you absorb that yourself? A: Yes. The fee may go up a little bit based on maintenance and fuel.

Q: Explain the legislature funds. A: Part of our funding comes from Fish and Wildlife and the Fuel Tax.



Q: We received a comment from a community member that the second grooming was not done. It is based on snow conditions. A: If there was not enough snow, then we did not do the grooming.

**14. Sherriff's Department – Brian Gootkin**

We are happy to see the split is the right number between the counties and resort tax. Resort tax saved \$24,000. Both counties and resort tax signed a three year Interlocal Agreement to expire in 2017.

Chairperson Jamey Kabisch recessed the meeting at 2:45 p.m. and reconvened the meeting at 2:55 p.m.

**15. Big Sky Community Corporation Rollover – Jessie Weise**

We would like to remove the application for rollover.

**16. Big Sky Community Corporation – Jessie Weise**

Big Sky Community Corporation Update: We would like to reduce the request because we are removing a position outlined in the application. Remove \$10,395.50 from the request.

Q: We commend you on the trail work this year. Hummoks and Upland are great trails. A: Thank you; we are looking forward to connecting them to Ousel Falls.

Q: Explain what the fundraising goals include. A: More fundraising events, endowments, planned giving, etc. We hope to have that ironed out by the June 10<sup>th</sup> resort tax meeting.

Q: The resort tax board is concerned how much we are building and how it will be operated. A: We'd like to see a model with stability or a commitment to endowment. Our number one goal this year is a strategic plan (with the Park District). We understand we have expectations from the community and that is the reason for the development person in the application.

Q: Please show us long-term funding, like endowment, as a goal. A: This is part of the need to have a strategic session with the development person.

Q: Do you have an easement to complete the tunnel and is there a final design? A: There is a preliminary design. Boyne owns the golf course and until we have the design plans we may not be able to move forward with an easement.

Q: Do you anticipate resistance? A: I do not have any reason to expect resistance.

Q: You are moving the bridge? A: Yes; before it was a pedestrian tunnel on the west side, which requires additional crossings on the east side. We do not know how long the bridge will need to be. It is dependent on the work on the pond.

Q: The partnership with the Parks District, you mention they may help with the tunnel project. Does the budget consider their ability to fund the project? A: The budget we propose assumes no funding from the Parks District. They are applying for grants to potentially fund. In the budgeted numbers their contribution is zero.

Q: Are state grants possible or probable? A: Possible.



The tunnel is an example of a use for the sinking fund. Without state grants, the tunnel project could eat up half the sinking fund.

Q: Do you have plans to plow trails this winter? A: We do not have any plans.

Q: Have you seen return on your investment for the Bear Smart Program? A: Yes. Big Sky is 60% bear proof in two years. There are lots of moving pieces from the Bear Trailer educational piece to the Bear Stewards in the school next year for both adult and children education. The goal is to get Big Sky Bear Smart and then the program will no longer be needed.

#### 17. Shooting Range – Pat Collins and Kyle Wisniewski

Mr. Kabisch read from the resort tax ordinance and stated if the board funds the project it will violate its ordinance. Ms. Jamison stated the ballot language that was voted on by those in the resort tax district created the boundaries for the district.

The board discussed that 1) the shooting range benefits people in the resort tax district and it is a unique situation, 2) community members cleaned up the shooting range and the forest service allowed it to be fixed up with a gate, 3) the shooting range is getting more use than ever and community members formed a nonprofit and 4) the shooting range lies in a perfect spot where it is usable and safe.

#### 18. Women in Action – Rachel Thesing

Q: Where is the increase in funding going? A: We lost two of our largest donor foundations.

Q: Who were the donors? A: Rapier and another individual. It was 30-35% of the budget.

Q: Are the number of people treated increasing? A: No; staying the same.

Q: Are you providing the same services as last year? A: Yes.

Q: Who is your half time paid personnel? A: Ms. Thesing.

Q: You have not budgeted any raises for yourself and the payroll expenses are going down. A: I plan to work less hours.

#### 19. Bird Rescue – Mava Hurd

Q: What are your habitat restoration plans? A: We are dealing with disintegration of habitat.

Q: Does this open the door to moose rescue, etc.? A: We could expand into wildlife rescue. We would not want to duplicate the bears and wolves rescue in West Yellowstone or the raptor facility in Bozeman.

Q: Are you the full time the employee? A: Yes.

Q: What are you doing? A: At 5:30 a.m. I check and feed the birds, etc. Babies are fed 16 hours a day.

Q: Where are the birds from? A: 20% of the birds are from Big Sky. The rest are from Livingston, etc. The birds are injured, distressed, unable to fly, orphan baby birds, etc. Migrations are traveling and falling out of the sky.



Q: Where do you keep the birds? A: Across the street from our residence. We have outdoor flight cages, an ICU and pond. 50% of our birds get back into the wild. The average from other facilities is 30%.

Q: How long have you been in existence? A: Officially since 2013. In 2011 it was grassroots and I was volunteering.

Q: How have you been funded in the past? A: With two seed donations for two years.

Q: What happened to the donors? A: Similar to Women In Action. Our funds left town.

Q: You have \$60,000 in the budget for private donor contributions. In first three months this year you've raised \$1,200. How are you going to raise \$60,000? A: We have public support.

Q: What will happen if you raise \$20,000 instead of \$60,000? A: We will not improve the facility.

Q: Who do you rent from? A: It is my property.

Q: The \$19,000 in rent and utilities goes directly to you? A: Yes.

Q: Do you have a board of directors? A: Yes. The veterinarian in town is the director of board and I am the grassroots founder. It is our goal to expand the board.

Q: Where would the facility relocate to in the community? A: Somewhere on highway 191. Close to the river. Where the public could come in and see the birds in their natural habitat.

Q: How far would \$10,000 get you to that vision? A: If you see the three year plan, there are more funds requested there. We need a facilities improvement plan.

Mr. Kabisch stated he thinks the organization is ahead of itself. An ask of \$60,000 with no track record is a difficult request for public funds.

## 20. Composter Project – Nancy Sheil

She stated she is the supervisor of the environmental club and read a letter from Trevor House, the student that submitted the request.

Q: What are plans for the project when Mr. House goes to Stanford in the fall? A: When the earth tub is installed, the students and the kitchen manager would be trained on how to use it.

Q: What percent will be used by the community and by the school? A: It can handle 40-500 pounds per day.

Q: Will it be totally accessible; if a community member wants to use it, can they? A: Community members can bring compost and the students would facilitate.

Q: How would it work in the summer months? A: No response.

Q: How does it benefit the entire community? A: No response.

Ms. Sheil: The resort tax request is the shortfall of the other fundraising the club has achieved. The funds are needed to finish the installation. Ms. Sheil will relay the questions to Mr. House.

## 21. Jack Creek Water Monitoring (Madison Conservation District) – Ethan Kunard



Q: You are now the Madison Conservation District? A: Yes; the organization changed two years ago, the project remains the same: Jack Creek Water Monitoring.

Q: Where do your funds come from? A: Grants and most of the money is raised because of a mill levy. The mills are variable and change to keep the budget the same each year.

Q: In 2014, how much of the \$96,000 tax receipts are being raised in our district? A: I'll have to ask. Internally they make a change to Madison County.

Q: If resort tax does not fund your request, what will you do? A: We will cut back on all sites. Instead of four sites in the resort area district, it would drop to two.

We appreciate what you do, but want to make sure the funding is equitable. Mr. Kunard: Understanding the snow melt off the mountain would be valuable. Gallatin River Task Force also puts one on the Gallatin.

Q: One site falls outside the resort tax district. A: Yes; the Jack Creek Foundation suggested the site.

## 22. Food Bank – Sarah Gaither

Q: You are self-sustaining in Big Sky? A: Yes; all grocery stores are on board. The expense is keeping the lights and freezers on.

Q: What is the rationale of asking for 25%? A: It is my time that I spend referring individuals to other organizations for case management.

Q: Are you in a permanent space? When will you out grow the space? A: We just decreased the space to save on rent. We are still trying to assess the needs of Big Sky. It will take two to three years to make the decision to grow.

Q: You had a large funding loss. Is that impacting your operations? A: We are starting to do more fundraising.

Q: If you get the resort tax funding are you are in good shape operationally? A: Yes; but we wanted to be modest in our ask.

## 23. Ski Education Foundation – Ross Pool and Kristin Brown

Q: Last year you made \$15,000. Why not use that? A: We are looking to purchase a vehicle for the team and would like to have money in case the equipment fails due to cold, etc. Our ask is for the racing side of the budget.

Q: In the future, do you plan to come to us every year? A: In the past you've come to this board requesting specific items. This year the request is broad i.e. repair, communication, etc. It seems we are becoming a permanent funding source for the foundation. We will get back to you. Things do break. We have to keep up with changing technology. Cold breaks things. We want to put on a great race and encourage whole families to attend. Going forward may be a wish list.

Things you are buying should show up on your balance sheet. Itemize your expenses or capitalize them to show where they go. Present the assets as purchased instead of resort tax expenditures. Show as fencing and uniforms.

Q: What is the projected net income for this fiscal year? A: We still have fireworks in the summer, which will generate a couple days of revenue. We expect \$14,000 from fireworks.

\$16,000 in income and \$14,000 in fireworks. Pay for the items you are requesting from us yourself.



Q: If requests are above and beyond the budget, you shouldn't ask this board for the money. A: Pool: We tried to pick out expenses that benefit the whole community.

This board has been torn by how deep the benefit goes.

Q: How many personnel? A: We have one full time employee.

We commend your team's citizenship. The kids that are wearing your jackets are really polite.

**24. Morningstar – Joe Miller and Jennifer O'Connor**

Q: Basecamp to Kindergarten feels like an educational component. This board it most comfortable funding tuition for daycare. A: The program is not just Morningstar; it is the Library, Women In Action and Thrive. It made more sense if we all worked together to raise funds. The Governor's office contacted us and would like to use us as an example in other cities in the state to implement this program.

Q: Explain how this benefits the whole community. A: By providing access to our community resource newsletter, those living here, and out of state, benefit. The resource packets, camps, ski programs, are all educational programming.

Mr. Scholz stated the program is not just about families it is about community and helping children get a great education, which benefits the community. He will support it.

Q: Explain the relationship between Morningstar and the school. Morningstar is a pre-kindergarten opportunity. A: Since the bond did not pass, Morningstar and other entities were perusing an opportunity to partner with the school. Had that been an option, Morningstar may not have had to expand its space.

Q: Your request to use tuition reduction funds on the Basecamp program is inappropriate. A: No problem; if the resort tax board is not comfortable we can pull it out of the request. It is hard for us to measure how many students will attend and need the tuition reduction. We were asking for the funds to be available for the Basecamp program if they are not used in the tuition reduction program.

Ms. Jamison suggested the board add a condition when funding the entity instead of revising the application.

Q: Can you get to 165 students? A: We try hard to have every slot filled, but it depends on how many kids are born and moving into the area. Our capacity is 165, but it is hard to hit that as an average. We will not consistently hit that number until we expand.

**25. Friends of Big Sky Education – John Zirkle**

Q: As you look to expand the conservatory program with winter performing and summer teaching, it looks like you would break even. A: It will always barely breakeven. This is a new project and our market is tough to compare on a national level.

Q: What is your earned revenue? A: In winter we have the ticket revenue.

Q: This board has seen that with arts it is hard to make money, correct? A: Ticket models do not produce a profit. Based on education models, programs are always subsidized. Instead of adding kids, we add programs.





Q: Explain your in-kind donations. A: We receive accommodations, meals, transport, etc. In the winter Big Sky Resort puts up 2-6 nights for 1-15 artists for free. In the summer we can have two students per room. The Hungry Moose stocks the green room. Outlaw Partners places ads for free.

Your breadth of community support is great.

Q: Will the in-kind relationships exist into perpetuity? A: I expect them to, as long as our requests are reasonable.

Q: If in-kind goes away how would you recover? A: The quality of artists would suffer. Artists charge a fee based on quality of status and performance.

Q: What show are you most excited for? A: Switzerland's gigantic puppets. They are 10-13 foot tall puppets.

#### 26. Chamber of Commerce Rollover – Kitty Clemens and David O'Connor

Q: Who would be managing the process, what is their level of expertise and what are their qualifications to negotiate the agreements? A: Kitty would be the project manager and the Chamber Housing Committee would oversee her efforts. The Block Grant brought a team of experts and the group working on PAR are structural and civil engineers and architects. Many have finance backgrounds. This would be a phased purchase.

Q: Who will run it once it is complete? A: Not the Chamber. Ms. Clemens will get it to a handoff point and a resource like a land trust can manage it. The county can be the fiscal sponsor. The HDRC is already on our team. It will be a future organization that has yet to be determined that the housing committee would recommend. We do not have to stop progress. We can use the HDRC as a sponsor until Big Sky creates one of our own.

#### 27. Chamber of Commerce – Kitty Clemens and David O'Connor

##### Phase III Highway Lighting:

Q: Lights are creeping up everywhere. What is the vision? A: We do not want to look like an airport. Have you talked to the neighbors? The Chamber board felt that the feedback from the existing lights was positive. The lights are down facing. We have not done a formal study.

Q: We like project as it stands right now and after the already-installed lights there is no place to turn around. What would be the benefit beyond the bridge; it seems it would be a low return on investment? A: Place making for the community, safety, etc. We managed to negotiate lighting on a highway, which is not what they allow. This is our opportunity if we want to go further. The opportunity may not be there in the future.

Q: Is there a way to find out what the property owners think? A: We put a marker where the lights would stop.

##### Gateway Amenities:

Q: Thank you for doing these non-Chamber projects. We do not want to slight the Chamber for their good work. Thank you. A: The budget would be adjusted down if the lights are not added.

##### Gateway Foundation:

Please begin to think toward an organization that the community, as a whole, can communally own things. It seems with the increasing communitywide infrastructure we need to evolve.

##### Transportation Corridor Planning:



Q: How much of the \$67,000 is for the burial of wires? A: We are able to get the engineering and construction docs. The power company will be there anyway. Easements are already in place by the power company. This mitigates cost. It will dress up the entryway by removing ugly lighting. We are in the process of identifying two cooperative landowners for a wall.

Q: How much longer is the Visitor Center lease? A: It renews next June.

Q: How does the current plan work with the studies done in the past; are you duplicating efforts? A: No; we are building on what has been done. The primary landowner does not have clear plans and is not able to make a long term commitment at this time. A gateway foundation could do these projects going forward. Legal work and accounting is all that has been done for the gateway foundation. They stand ready to implement projects. Walls at the corner or starting back like wayfinding about a half mile and end at the corner may be an option.

Operations and Administration:

Q: What percentage of your time is spent on the non-Chamber projects, Ms. Clemens? A: I turn in timecard for an eight hour day. A lot of time is spent. These are technical projects. I spend probably 30-50% of my time in a given week on non-Chamber projects. Visit Big Sky is under the Chamber because of state law. The Chamber sees this as economic development. That is what the community has told us they would like to see the Chamber doing.

Q: How many members? A: 370 last year, 400 this year.

Q: Has it become easier to sell higher level memberships? A: Yes; but it is a different selling environment. There are still big players, but they are changing sales tactics.

TEDD:

Q: Is TEDD dead? A: It is not dead. By the first of the year we will see progress. There is an impact study that the private sector is funding. There is substantial private sector involvement.

## 28. Visit Big Sky – Kitty Clemens and Catherine Gilb

Q: Update us on the sidewalk concierge. A: We started with four screens in the Visitor Center and we've had over 100,000 impressions. Now sidewalk concierges are at Roxys, the RJS building and in the Meadow Village Center. Another one is to be installed at Bucks T-4. Another Meadow Village location is being discussed and the final one will be installed at the West Yellowstone Geyser Store where visitors can make real-time reservations. We have pods at the Ousel Falls trailhead. We are close to launching a consumer app that will allow the visitor to download and touch and see the specials from businesses. We began training the businesses how to use the business side of the app. We suggested to the manufacturing company that they should put a fingerprint on the actual device so visitors know they can touch it.

Q: What is in the marketing support budget? A: Administration, supplies, design services, web updates, photography in ads/websites, etc. It also includes the media placements, the Biggest Vacation in America program and we pay taxes on the income. We don't know what it will cost us so we went on the high end that it might cost \$3,000.

Q: What's a desk-a-metric? A: Brand market research. Vail, Aspen, Deer Valley, etc. are using it. It measures current performance and predicts trends going forward. It is a research tool to drive our data driven decisions. It will help us benchmark against the other areas.



Q: Tell us about the event. A: We want to help facilitate an event. The marketing committee put out an RFP and we received one local response and two out of town responses from producers.

Q: Do any of the proposals make sense; will they fill rooms, support our brand, etc.? A: Our hope is we would help facilitate a citywide event and in 2-3 years add another one to give us a brand.

Q: I am skeptical; these are offseason times. A: They are “soft seasons,” not offseason. Businesses are open. Hotels and restaurants are open and struggling through those times. We would like a key event that floods those vendors.

Q: Business members should be funding the event; your budget is growing every year. A: If the business community wants this, there should be more skin in the game besides resort tax money. Ms. Clemens: Businesses would have to discount housing, help drive attendance and they would have skin in the game.

Q: How far along would you be by the June 10<sup>th</sup> meeting? A: We already have the RFP responses. We are happy to share the RFPs.

#### 29. Water and Sewer – Ron Edwards

Q: Can you buy radios and not have towers? A: No.

Q: Can they be phased out over four years? A: Meters have 20 year life cycles.

Full-time families are paying the cost of a system that makes Big Sky Resort a profit. There is a financial incentive for those in the water and sewer district. Those that are getting the value should be paying for it.

Q: Resort tax served its purpose with the water and sewer district. A: Mr. Edwards: Most of our stuff is use based.

Mr. Edwards: How do we stay a world class resort, if we don't stay one step ahead? The day could come that it may be so expensive to do an upgrade, it is not feasible.

Q: How does Big Sky water and sewer compare to similar rate-based communities in Montana? A: Elk Grove is the most expensive in Gallatin County. Our rates are lower than Bozeman. The cost to operate in Big Sky would be less without tourists.

Q: The businesses that have high usage; why is it not reasonable to have them pay from their revenue stream? A: Bills are based on volume. Tourist traffic drives that. I am not asking for subsidies on water and sewer bills. I'm asking for a meter upgrade system. I've never asked for money for staff.

Q: Does the public use your conference room? A: We make it available to the public.

Q: Will the new equipment be available for public use? A: Yes.

You do a great job. Mr. Edwards: Your comments are predictable. We all know how each other feels.

Mr. Edwards: The request for the next two years is more towers. The metering project will take 3-4 towers to read between water and sewer, Spanish Peaks and Yellowstone Club (YC) towers.

Q: Does YC have the same equipment? A: Yes.

#### F. Public Comment



Tallie Lancy: The Arts Council and Warren Miller Performing Arts Center submitted an RFP to Visit Big Sky for a film festival. We've received great support for the idea. Visit Big Sky would be helping us by supplying seed money.

Danielle Miller: Regarding the Snowmobile Association. Over Christmas we had a lot of snow. Search and rescue had to ask the Snowmobile Association to get them to groom. However, I do support them getting the money.

Kitty Clemens: Support for Water and Sewer. I'm concerned about how much water we really have. Water is the achilles heel of development.

Diane Bartizt: Board member for the Food Bank. I appreciate the board asking if the organization is in need. This year we could have a short fall. May we make adjustments to the application? Board: Leave the application as is and if you can share additional information before the June 10<sup>th</sup> meeting, let us know. I am looking to purchase land where all Big Sky nonprofits could operate out of one location. Then we could share administrative costs.

Chairperson Jamey Kabisch closed the open meeting at 6:11 p.m.

Respectfully Submitted,

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Virginia Hermann, Secretary



## FINAL MINUTES OF THE FINAL APPROPRIATIONS OPEN BOARD MEETING

June 10, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer

Jeff Strickler, Director  
Mona Jamison, Attorney  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 1:00 p.m.

### I. Open Meeting

- A. **General Announcements:** Chairperson Jamey Kabisch – Mr. Kabisch opened the meeting and introduced the board members, attorney and administrative officer. He stated all decisions for fiscal year 2016 funding will be made today. The board is not required to appropriate all available funds or fulfill all requests. Board members will make motions and a motion may be seconded. Discussion may take place and the board will vote on the motion. Motions will not go in order, but the board may elect to revisit an appropriation and add or remove funds. At the end of the meeting a motion will be made that accepts all previous motions and closes the slate. Ron Edwards will update the spreadsheet as motions are passed based on majority approval.

Reference the Funds Available handout. We arrived at the funds available number with tax collections that are received throughout the year, the sinking fund from last year's appropriations and projected revenue for May and June.

We will now open for public comment and if you have quantitative or qualitative information, we would like to hear it.

B. **Public Comment**

David Kack has new information from Kim Buchanan with Gallatin County. She provided the amount of property taxes the taxpayers of the Big Sky Resort Area District pay into Gallatin County. He encouraged Resort Tax Board Members to have discussions with Gallatin Country Commissioners. He stated the Resort Tax Board will be the first entity to make a decision.

Kevin Germain thanked the Resort Tax Board and Ms. Jamison for help with the workforce housing bill. He stated he looks forward to attending the August meeting and discussing how the board can help going forward. Mr. Germain stated the Jack Creek Water Monitoring project has been funded by the Resort Tax board for eight years and he appreciates the continued support.

Tim Trzinski stated he would like to qualify points in the Food Bank proposal. He stated it is a grassroots organization and the proposal adequately reflects what is needed. Mr. Trzinski stated the entity thinks it is important to ask for only what is needed and they will be aggressive in fundraising. He stated the Food Bank will

be here and will be strong in Big Sky. Mr. Trzinski stated after this year he will have three years of data and next year the entity will look towards bigger game changing projects.

David OConnor stated earlier this week there was a meeting in Bozeman with the HRDC and the study Resort Tax funded for affordable housing was referenced. He stated the decision to fund that study was money well spent and affordable housing continues to be a big problem in the community.

Trevor House stated he would like to talk about the compost project and how it can help our community. The project will serve as a great learning tool. The students are required to have a certain amount of community service hours this project would offer an opportunity to fulfill those hours. The students will learn how things decompose and it will give back to the community through landscaping. The compost will be available free of charge, but a donation to environmental club would be welcome.

Catherine Gilb stated Visit Big Sky is withdrawing the special events request from the application. The entity did have sufficient time to decide if requesting funds for another organization was appropriate. She stated Visit Big Sky supports the Arts Council.

Chief Bill Farhat stated the Big Sky Fire Department is going through a planning process and is hosting a public meeting following the Resort Tax meeting today where he hopes to gain insight into what the community is expecting.

- C. **Determine Funds Available** – Motion by Mr. Kabisch to approve the funds available at \$5,105,460.  
Second by Mr. Scholz.  
All in favor. Motion passed.
- D. **Sinking/Reserve Fund Discussion** – Mr. Kabisch stated the board is again considering a sinking fund as a cash flow management tool. He stated the goal is to plan for future years where tax funds will be tight and the majority of entities would be required to operate with a decrease in funding due to one entity's necessary requirements. Mr. Kabisch explained the funds cannot be designated for future use and that it will be up to the community to elect Resort Tax Board Members to make decisions for the best use of the money in future years. He stated Mr. Scholz, Dr. Strickler and Mr. Kabisch are up for reelection in November.
  - 1) Motion by Mr. Kabisch to set aside \$1,350,000 of the fiscal year 2016 resort tax funds into the sinking fund.  
Second by Mr. Scholz.  
In favor: Mr. Kabisch, Mr. Scholz, Ms. Hermann and Ms. Budd.  
Opposed: Dr. Strickler.  
Motion passed.
- E. **Appropriation of Funds**

Mr. Kabisch opened the floor for board members to ask questions of the entities.

Mr. Scholz stated the Resort Tax Board receives follow up materials from entities and he would like an opportunity to respond.

Water and Sewer: Q: If you do not receive funding from Resort Tax, will the Water and Sewer Board elect to fund the project? A: It would be unlikely that they would. The meters have a 20 year lifespan and they are 10 years old.  
Q: Explain the restricted verses unrestricted assets. A: Restricted is to replace lifecycle equipment. The board can take funds from the account, but historically have not.

Weed Committee: The letter from the Weed Committee Board Chair outlined the reason contract pay is greater than regular pay. His example used a Montana State University employee benefit package at 44%. Private benefits are closer to 20-25%.

Community Corporation: Q: What is the difference in pay for the communications and development positions? A: No difference; \$10,000 for both positions. Q: Is it smarter to ask for the community trail and bridge balance? A: Having 25% of the funding allows us to apply for other grants and if we do not receive the grants, we can come back to resort tax next year. Q: Next year you will be asking for \$900,000? A: It is possible.

Ms. Budd stated she would like Ms. Jamison's opinion on the Bird Rescue application. Ms. Jamison stated she does not believe it falls within the legal authority to fund. She read section 19 of the ordinance and stated it is her legal opinion that the Bird Rescue falls outside that section. She stated she would be comfortable defending that language in a court.

Ms. Hermann asked Ms. Jamison if the Shooting Range would be a legal appropriation. Ms. Jamison stated if the entity is technically contiguous, touching the boundary of the district, then she would recommend it for funding. She referenced correspondence that suggested setting up an office with keys and stated that is opening Pandora's box for others to do the same. Dr. Strickler provided the example of the Jack Creek Watershed project and stated the southern boundary was set arbitrarily. He stated a large amount of the Resort Tax District is national forest and it is the District's responsibility to be good neighbors. Ms. Jamison stated the boundaries were drawn to be as large as possible. She stated the board should be careful. Ms. Budd asked Mr. Wisniewski if it would be possible to get the boundaries of the shooting range extended. He stated he will try.

- 2) Motion by Ms. Budd to appropriate \$10,000 to the Shooting Range with the condition that the boundary is extended by the forest service into the boundary of the Big Sky Resort Area District.  
Second by Ms. Hermann.  
All in favor.
- 3) Motion by Dr. Strickler to appropriate \$9,444 to the Post Office.  
Second by Ms. Hermann.  
All in favor.
- 4) Motion by Dr. Strickler to appropriate \$45,000 to Women In Action.  
Second by Ms. Hermann.  
All in favor.  
Motion passed.
- 5) Motion by Ms. Budd to appropriate \$20,000 to the Snowmobile Association.  
Second by Mr. Kabisch.  
All in favor.  
Motion passed.
- 6) Motion by Mr. Kabisch to appropriate \$586,100 to the Fire Department.  
Second by Ms. Budd  
Discussion: Mr. Scholz stated he will vote for the motion; however, the Department should negotiate with the counties to reimburse the permitting and review time required. He offered to attend the meetings.  
All in favor.  
Motion passed.
- 7) Motion by Ms. Hermann to appropriate \$264,854 to the Sheriff's Department.  
Second by Dr. Strickler.  
All in favor.  
Motion passed.
- 8) Motion by Dr. Strickler to appropriate \$475,000 to the Transportation District with the condition that if Gallatin County does not fund the entity, the 10:00 p.m. to 12:00 a.m. service in Big Sky would be added (and the additional round trip service to Bozeman would not be added).

Second by Ms. Hermann.  
All in favor.  
Motion passed.

- 9) Motion by Ms. Budd to appropriate \$5,322 to the Food Bank.

Second by Dr. Strickler.  
All in favor.  
Motion passed.

- 10) Motion by Ms. Hermann to appropriate \$13,000 to the Ski Education Foundation.

Second by Dr. Strickler.  
In favor: Mr. Scholz, Ms. Hermann and Dr. Strickler.  
Opposed: Mr. Kabisch and Ms. Budd.  
Motion passed.

- 11) Motion by Dr. Strickler to appropriate \$76,150 to the Library.

Second by Ms. Hermann.  
Discussion: Mr. Kabisch stated his wife is employed by the Library and his family benefits monetarily from the organization. He will be abstaining from the vote.  
All in favor.  
Motion passed.

- 12) Motion by Mr. Scholz to appropriate \$35,000 to Search and Rescue.

Second by Mr. Kabisch.  
All in favor.  
Motion passed.

- 13) Motion by Mr. Kabisch to appropriate \$5,473 to the Trails, Recreation and Parks District Rollover.

Second by Mr. Scholz.  
All in favor.  
Motion passed.

- 14) Motion by Mr. Kabisch to appropriate \$7,500 to the Trails, Recreation and Parks District.

Second by Mr. Scholz.  
Discussion: Ms. Hermann stated the entity has not used the previously appropriated funds and they have no clear plan. In addition, they are still in the development stage.  
Mr. Kabisch stated he disagrees. The ability for the entity to partner with the Community Corporation and what they could potentially bring to the table is important.  
All in favor.  
Motion passed.

- 15) Motion by Ms. Budd to appropriate \$157,433 to Gallatin River Task Force.

Second by Ms. Hermann.  
Discussion: Ms. Budd stated Resort Tax received more Gallatin River Task Force letters of support than any other entity and Ms. Gardiner's follow up letter was fantastic.  
Mr. Scholz suggested a challenge grant. He suggested appropriating \$100,000 for operational expenses and the remaining \$57,433 as a challenge grant for watershed restoration. He stated the letters of support all emphasized watershed restoration.  
The board asked Ms. Gardiner if she thought the entity can raise \$60,000 by June 2016. Ms. Gardiner stated they are up for it.



Ms. Hermann asked if creating the challenge grant would cut off needed expenditures. Ms. Gardiner asked if the challenge grant could come in for any project, not just watershed restoration. The resort tax board agreed that money could come in for any project.

Opposed: Mr. Kabisch, Mr. Scholz, Ms. Hermann, Ms. Budd and Dr. Strickler

Motion fails.

- 16) Motion by Mr. Scholz to appropriate \$157,433 to Gallatin River Task Force with the condition that \$100,000 is for administration and \$57,433 is a challenge grant for projects.

Second by Ms. Hermann.

All in favor.

Motion passed.

- 17) Motion by Mr. Scholz to appropriate \$123,500 to the Arts Council.

Second by Dr. Strickler.

All in favor.

Motion passed.

- 18) Motion by Mr. Kabisch to appropriate \$125,700 to the Skating and Hockey Association with the condition that \$25,000 is a challenge grant and a minimum of \$21,000 must be raised before the funds will be released.

Second by Ms. Hermann.

All in favor.

Motion passed.

- 19) Motion by Dr. Strickler to appropriate \$101,800 to the Warren Miller Performing Arts Center.

Second by Ms. Hermann.

All in favor.

Motion passed.

- 20) Motion by Ms. Hermann to appropriate \$165,000 to the Chamber of Commerce Rollover.

Second by Mr. Scholz.

All in favor.

Motion passed.

- 21) Motion by Mr. Kabisch to appropriate \$445,701 to the Chamber of Commerce with the condition that funds may not be spent on adding lights on the west side of the bridge.

Second by Ms. Budd.

All in favor.

Motion passed.

- 22) Motion by Ms. Budd to appropriate \$90,800 to Morningstar with the condition that tuition funds may not be rolled over into other programs.

Second by Mr. Scholz.

Discussion: Dr. Strickler stated the tuition reduction program is too much based on \$10 per child per 165 children capacity per week. He asked why the Resort Tax Board should fund full capacity when the entity has no history of making capacity.

Mr. Miller stated the entity sees fluctuation and since it has capacity for 165 children it would like to ensure that, should capacity be reached, the program is available for all children.

Mr. Scholz asked how realistic it is that capacity will be reached. Mr. Miller stated there are enough children in Big Sky for capacity to be reached; however, since it is drop-in, Morningstar does not know if they will attend, go to Montessori or stay home.

Mr. Kabisch stated he would like to see the funds there. He stated his new employee would not have been able to relocate to Big Sky without reliable daycare available.

In favor: Mr. Kabisch, Mr. Scholz, Ms. Hermann and Ms. Budd.  
Opposed: Dr. Strickler.  
Motion passed.

- 23) Motion by Mr. Kabisch to appropriate \$523,539 to the Community Corporation.  
Second by Dr. Strickler.

Discussion: Ms. Hermann stated she is concerned the entity is not planning for the future and is without an endowment. She stated she challenges the entity to come up with a program for the infrastructure. Mr. Scholz stated development related positions should be self-funded. If you do not raise at least twice the amount of the salary, it is a bad investment. Should this or other entities request funding for a development position from Resort Tax, the board will consider seeding it for the first year.

All in favor.  
Motion passed.

- 24) Motion by Mr. Scholz to appropriate \$615,123 to Visit Big Sky.  
Second by Mr. Scholz.

Discussion: Dr. Strickler stated the board received an excellent letter from Ms. Clemens that helped outline what specifics will be done with the funding. He stated the public is welcome to contact Ms. Brunner for a copy of the letter.

Mr. Kabisch stated he is concerned with the growth of the organization. When the economy is suffering he can justify using Resort Tax public funds for marketing, but things are getting better and he would like to see the business community come in.

Mr. Scholz stated all of Resort Tax comes from the business community. He stated there is a cost to the businesses for raising the cost of their goods and services. Mr. Scholz stated the businesses that benefit from the Visit Big Sky application are the ones that originally went to the Legislature to create Resort Tax. He stated tourist development is the reason for the creation of Resort Tax; otherwise, it would not be here. Mr. Scholz stated in Telluride there is a real estate transfer tax and a new materials tax; however, in Big Sky you do not see the real estate or construction industries eager for a tax. He stated the business community that increases the cost of their goods and services for this tax is deserving of the benefit Visit Big Sky hopes to achieve.

All in favor.  
Motion passed.

- 25) Motion by Dr. Strickler to appropriate \$4,018 to the Composter Project.  
Second by Ms. Budd.

Discussion: Mr. Scholz asked Trevor House if the project will go dead in the summertime. Mr. House stated composting will stop, but the compost can be given away into the summer until it is gone. Mr. Scholz suggested that the School seek a landscaping company to manage the service through the summer. Mr. House stated it is too big to move, but if a landscaping company or a community member would like to come forward to manage throughout the summer, that the school can train them.

Mr. Kabisch asked what will be the posted hours. Mr. house stated the hours will be between 10:00 a.m. and 2:00 p.m.

All in favor.  
Motion passed.

- 26) Motion by Ms. Budd to appropriate \$9,250 to the Madison Conservation District.  
Second by Mr. Scholz.

All in favor.  
Motion passed.

- 27) Motion by Ms. Hermann to appropriate \$20,000 to Emergency Management with the condition that the portable variable message board will be substantially housed and utilized within the District and that it will be maintained and insured by Gallatin County Emergency Management.

Second by Dr. Strickler.

Discussion: Mr. Kabisch stated he would like to see the request come back next year under the Fire Department.

Mr. Scholz asked if someone hits it, is it insured. Chief Farhat stated the County is insured.

Ms. Budd stated the "us versus them" discussion continues because the funds that go out to Gallatin County are imbalanced with the funds that come back to Big Sky. If Resort Tax funds decrease, Big Sky theoretically would lose all its safety.

In favor: Mr. Scholz, Ms. Hermann, Ms. Budd and Dr. Strickler.

Opposed: Mr. Kabisch.

Motion passed.

- 28) Motion by Dr. Strickler to appropriate \$18,000 to the Water and Sewer District.

No second.

Motion fails.

- 29) Motion by Dr. Strickler to appropriate \$11,500 to the Water and Sewer District with the condition that funds are spent only on the conference room equipment.

Second by Ms. Hermann.

In favor: Mr. Scholz, Ms. Hermann and Dr. Strickler.

Opposed: Mr. Kabisch and Ms. Budd.

Motion passed.

- 30) Motion by Mr. Scholz to appropriate \$37,200 to the Gallatin/Big Sky Weed Committee with the condition that \$27,200 for wages, \$10,000 for cost share and habitat improvement and 85% of the funds are to be spent from April through September.

Second by Mr. Kabisch.

Discussion: Dr. Strickler stated the Weed Committee needs better administration. He stated the entity has an important goal, but it is not the job of this board to give them direction; the current motion is too nitpicky.

Mr. Kabisch stated the Resort Tax board has had tremendous communication with the administrator and the only way to fund the entity is to reign in the funding and be specific. He stated more administration oversight is needed by the Weed Committee Board.

Ms. Hermann stated the entity is not properly communicating its outcomes. The response from the entity is that outcomes are hard to measure. She stated the Resort Tax Board cannot ignore the fact that the numbers are going up. The entity treated more land and its programs are increasing. Ms. Hermann stated it is a newly reformed organization. She stated she agrees that there is too much coordinator salary. She stated a more productive dialog with the entity is needed.

Ms. Budd stated the entity reallocated funds to create a business plan without the Resort Tax Board's approval. All reallocations are to be run past the Resort Tax Board. She read communication from the Weed Committee. Ms. Budd stated that if the only reason a business plan was created was because the Resort Tax Board asked for it, the entity needs to take a new approach to stay in place.

Mr. Scholz stated his condition looks like micromanagement, but if the Weed Committee Board wants to pay their administrator \$40 per hour, they can find funding from someone else; the Resort Tax Board does not pay anyone else that much. He stated if they are spending 40% of the funding outside weed season, a lot of talking and not much action is going on. Mr. Scholz stated the Committee has not gotten other grants.

In favor: Mr. Kabisch, Mr. Scholz, Ms. Hermann and Dr. Strickler.

Opposed: Ms. Budd.  
Motion passed.

31) Motion by Mr. Kabisch to set aside a total of \$1,330,239 of the fiscal year 2016 resort tax funds into the sinking fund.

Second by Ms. Budd.

Discussion: Dr. Strickler stated the board is adding \$584,000 to the sinking fund.

All in favor.

Motion passed.

32) Motion by Dr. Strickler to add \$100,000 to the emergency fund.

Second by Mr. Scholz.

Discussion: Ms. Jamison stated the emergency fund is for an unforeseen event that requires a unanimous vote of the Resort Tax Board.

Mr. Scholz stated he is not comfortable increasing the fund. Currently the ordinance is set up to give one person veto power.

Mr. Kabisch stated Dr. Strickler has a good idea to address the emergency fund, but since the board would like to work on the ordinance, this appropriation meeting may not be the forum to add to the fund.

Dr. Strickler asked if the sinking fund can be spent outside appropriations. Ms. Jamison stated funds can always be available.

In favor: Dr. Strickler.

Opposed: Mr. Kabisch, Mr. Scholz, Ms. Hermann and Ms. Budd.

Motion failed.

33) Motion by Mr. Kabisch to appropriate \$4,041,814 of resort tax funds according to the previous motions passed.

Second by Dr. Strickler.

All in favor.

Motion passed.

A. Public Comment: None.

Chairperson Jamey Kabisch adjourned the open meeting at 3:15 p.m.

Respectfully Submitted,

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Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

August 12, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 9:05 a.m.

### I. Open Meeting

#### A. New Business

**Gallatin/Big Sky Weed Committee: Jen Mohler:** Ms. Mohler came to the meeting to clarify and review a list of points she believes are fundamental misunderstandings between the Weed Committee and the Resort Tax Board. She submitted a written overview of those points. Reference the overview in the August meeting packet or request a copy from Ms. Brunner.

Discussion followed on grant availability, the function/role of the Weed Committee in the community and the lack of appropriated funds for needed hours to complete projects. The board reemphasized that the desired outcome from the Weed Committee would be to eradicate weeds and it questions if the programs in-place effectively eradicate weeds.

*Motion by Ms. Hermann to lift the condition that 85% of the appropriation must be spent from April through September from the contract. All in favor. Motion passes.*

Ms. Mohler stated she and her board are weed guys not business guys.

1. **Big Sky Community Corporation: Ciara Wolfe:** Ms. Wolfe introduced herself and stated she recognizes the resort tax board is a critical partner.

She stated she has no objection to the lease and provided a signed copy.

*Motion by Mr. Scholz to have Chairman Kabisch sign the lease for resort tax's property Aspen Leaf #9 to be leased by the Big Sky Community Corporation through November 2015 and then on a month-to-month basis. Second by Ms. Hermann. All in favor. Motion passes.*

2. **Composter Project Appropriation:** The board reviewed the materials provided by the Composter Project representative, which state that the funds appropriated are no longer needed because a new compost technology is available and less expensive. The board stated they are thankful for the communication and are glad to learn the project will be available to the community in the summer months.

3. **Appropriation Application: How To Improve:** The board directed Ms. Brunner to add a glossary, clarify the organizational budget totals and add a question at the end that states “What is your entity most proud of accomplishing? (100 words max)” to the application.

4. **Resolution for Election:** The board asked Ms. Brunner to confirm no election specific Resolution is needed by contacting Charlotte Mills.

5. **2015-2016 Meeting Dates:** The Montana Legislature (HB 84) changed future election dates to consolidate and standardize deadlines for election administration. Resort tax elections will now be conducted the same day as school trustee elections: the first Tuesday after the first Monday in May.

The terms for Jamey, Mike and Jeff, should they run and win another term, would be four years and six months, expiring May 2020. Ginna and Heather’s terms, which would normally expire in November 2017, will hold-over until May 2018.

Per Mona, the board is not required to meet monthly and may meet more or less than once a month. Meetings must be separated by at least ten days. The time and place of meetings are to be noticed to the public.

The board discussed the impact the new election date in May will have on appropriations. The board discussed holding appropriations before the elections in April with applications due in March; however, funds available for appropriation from the winter season would not be complete since March collections are due April 30. The board decided to hold appropriations in June with applications due in May. Question and Answer session would be the first meeting for the newly elected board members in 2018.

The board selected the following 2015-2016 meeting dates and may call special meetings outside the dates listed below, as needed.

*Motion by Ms. Budd to accept the following meeting schedule:*

2015

November 11 | 9a | Monthly Meeting

2016

January 13 | 9a | Monthly Meeting

March 9 | 9a | Monthly Meeting

May 1 | 3p | Applications Due

June 6 | 1p | Question and Answer Session (Location TBD)

June 20 | 1p | Final Appropriations (Location TBD)

July 13 | 9a | Monthly Meeting

August 10 | 9a | Monthly Meeting

November 9 | 9a | Monthly Meeting

*Second by Mr. Scholz. All in favor. Motion passes.*

6. **Orientation Manual:** The board directed Ms. Brunner to have Ms. Jamison update #9 and add anything she believes is missing to the Primer. It also directed Ms. Brunner to add Robert’s Rule to provide new board members insight into how a meeting is run.

The board discussed if board member opinions are to be given at the Questions and Answer session or if they should wait until the appropriations meeting. Some members felt opinions should be saved until appropriations meeting because the Question and Answer session is where the board’s role is primarily to ask questions. Other members felt their opinion may be shared at the Question and Answer session as it is their individual opinion and does not reflect the board as a whole.

7. **Liability Insurance:**

*Motion by Mr. Scholz to have Mark Roemer verify that coverage is available and to clarify the premium on his quote. No second. Motion fails.*

*Motion by Mr. Scholz to accept Ty Moline's bid. Second by Ms. Hermann. All in favor. Motion passes.*

**B. Old Business**

1. **Treasurer Report:** The board directed Ms. Brunner to distribute a form letter to American, Big Sky Western and First Security Banks that on November 11 the resort tax board will place funds for one calendar year. It will consider a one-year certificate of deposit up to \$1.5 million and money market/s. The District requires that the funds are pledged at an equal value and requests pledge statements monthly.

*Motion by Ms. Budd to move \$1,000,000 plus the interest gained from the expired First Security Bank CD into the Big Sky Western Money Market. Second by Ms. Hermann. In favor: Mr. Kabisch, Ms. Hermann and Ms. Budd. Abstained: Mr. Scholz. Motion passes.*

2. **Financial and Tax Collection Reports:** *Motion by Mr. Kabisch to accept the financial and collection reports. Second by Ms. Hermann. All in favor. Motion passes.*

3. **Administrative Officer:**

The board confirmed that Ms. Brunner's direction to the tax collector was correct: resale is defined in the governing ordinance as wholesale.

*Motion by Mr. Kabisch to approve the School District Sign invoice for \$5,005.89; although, it was submitted past the 90-day mark outlined in the contract. Second by Mr. Scholz. All in favor. Motion passes.*

*Motion by Mr. Kabisch to move \$1,000,000 when the First Security CD expires and \$900,000 from the First Security money market (.19 interest rate) into the Big Sky Western money market (.30 interest rate). Second by Ms. Hermann. In favor: Mr. Kabisch, Ms. Hermann and Ms. Budd. Abstained: Mr. Scholz. Motion passes.*

**C. Minutes:**

April 10 Minutes: The board directed Ms. Brunner to strike #3. *Motion by Mr. Kabisch to approve the April 10 open minutes as amended. Second by Mr. Scholz. All in favor. Motion passes.*

May 13 Minutes: No revisions. *Motion by Mr. Scholz to approve the May 13 open minutes. Second by Ms. Hermann. All in favor. Motion passes.*

June 10 Minutes: The board directed Ms. Brunner to change Mr. Scholz Weed Committee percentage from 70% to 40%. *Motion by Ms. Hermann to approve the June 10 open minutes as amended. Second by Mr. Kabisch. All in favor. Motion passes.*

Chairperson Jamey Kabisch closed the open meeting at 11:25 a.m.

Respectfully Submitted,



Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

October 14, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary

Heather Budd, Treasurer  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 9:06 a.m.

Secretary Ginna Hermann attended via telephone.

### I. Open Meeting

#### A. Public Comment

1. **Catherine Gilb: Visit Big Sky:** The vendor has not fulfilled the contract, has missed deadlines, did not provide analytics and the software has usability issues. Visit Big Sky (VBS) decided to discontinue the contract and sign with a new vendor that can execute their goals. VBS owns the screens in the Visitor Center, but leased the kiosks. They will retain the content on the kiosks. The current vendor provided a website when they wanted an app. The vendor came to VBS with an offer to refund the kiosks and software and allow them to retain the screens. With the new vendor they hope to have the app in place by winter season. The kiosks will go away and will be replaced as they proceed with the new vendor. VBS will own the new kiosks. They met with users of the new vendor and felt that it was much more user friendly. Because VBS will own the new kiosks there will not be as many locations; there is no lease program. The app is the highest priority. They will place the kiosks outside the community for visitors to use that travel around greater Big Sky. There will be two kiosks (currently there are five). One will be placed in West Yellowstone in the summer and will be moved into Big Sky for the winter.

#### B. New Business

1. **Shooting Range:** The board stated that their intention at the appropriation meeting was to give the group an opportunity to become legal. Carol Collins stated after the group looked into fulfilling the condition it learned that it cannot be moved into the district; however, the office is in the district and programs will be in the district; part of the activity will be in the district. The actual discharging of firearms will take place outside the district. Kyle Wisniewski stated the hunter safety courses will happen in district. The NRA has said the classes may take place at the Riverhouse afterhours. He gave the example that the Chamber's kiosks will be outside the district as well as the bus to Bozeman and snowmobile trails.

The board asked why the boundary of the shooting range cannot be moved even if the discharging does not take place outside the current boundary. Ms. Collins stated there is not boundary; firearms can be discharged anywhere on forest service property, even in the district.



The board stated even with activities, more time is spent outside the district. Until the group shows what is happening in district, it remains in violation.

The contract ties directly to the application and the application states the funds are to be spent on the following: Land Cleanup and Improvement, Construction Materials and Continued Maintenance. The funds requested would not be spent in district. The board stated at this time the Shooting Range group does not have a business plan or an office. Education is not outlined in the application. It encouraged the group to come back next year.

Board members stated they cannot vote against Mona's legal recommendation regardless if the possibility for litigation is low. Ms. Collins stated that she's sat on the resort tax board and chose to go against legal recommendations; for example Morningstar. She stated the resort tax funds belong to the people of the Big Sky community.

The board stated it is commendable that the group is working with the forest service.

*Motion by Dr. Strickler to remove the contact's condition. Second by Mr. Kabisch.*

Discussion: Ms. Hermann stated she will not vote against the law and that there may be a way to work this out in the future with programming in district. Dr. Strickler stated this is not a binding president and it can be voted against in the future. Mr. Scholz stated Mona's right; this is not ordinance, it is law. He stated he would consider supporting the group once a business plan was created and brought to this board. Ms. Budd asked the group if they plan to ask for funding in the future because it seems the resort tax board supports the idea. Mr. Wisniewski stated he would put the manpower in again and that it can become a great amenity for Big Sky. He stated the board's decision today will not dissolve the program and that the group stands for more than the physical range. Mr. Scholz stated the first time the original resort tax group went to the Montana Legislature, it wasn't approved.

Dr. Strickler stated he would like to amend the motion that if a business plan is submitted that shows the group is embedded in the community, the condition may be removed.

Mr. Kabisch stated he will not second the motion because it is not the role of the resort tax board to tell entities what to do.

*In favor: Dr. Strickler and Ms. Budd*

*Against: Mr. Kabisch, Mr. Scholz and Ms. Hermann.*

*Motion fails.*

2. **Office Audit Question:** Ms. Budd shared that the Auditor Rosie Barndt stated the office audit went great. She had a question for the board. The employee handbook stated sick and vacation was to be accrued on hours worked. The question is if sick and vacation should be accrued on paid sick, vacation and holiday hours. The board asked how state government employees are compensated. Ms. Budd stated sick and vacation is accrued on paid sick, vacation and holiday hours for state government employees.

*Motion by Ms. Budd to conform to state guidelines with the following: sick and vacation is to be accrued on paid sick, vacation and holiday hours. Second by Ms. Hermann. All in favor. Motion passes.*

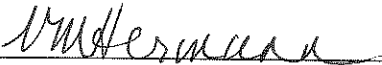
3. **State Lodging Tax Discrepancy:** The state lodging office collects tax on short term rental cleaning fees, registration fees and insurance. Resort tax does not collect on those items at this time. The board discussed that the term "rental agreement" currently used in the ordinance includes cleaning fees, registration fees and insurance.

*Motion by Mr. Kabisch to comply with the state's standard by charging tax on short term rental cleaning fees, registration fees and insurance. Second by Mr. Scholz. All in favor. Motion passes.*

4. Thank you to Dr. Strickler: The board thanked Dr. Strickler for all his time. He stated he really got to know the community and it was a fascinating experience.

Chairperson Jamey Kabisch closed the open meeting at 10:15 a.m.

Respectfully Submitted,

  
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Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT CANDIDATE DEBATE

October 15, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Heather Budd, Treasurer

Jeff Strickler, Director  
Whitney Brunner, Administrative Office  
Ginna Hermann, Secretary, viewed the debate online

### I. Debate

A. **Introduction:** Joe O'Connor and Tyler Allen from Explore Big Sky introduced themselves and the following candidates: Kevin Germain, Jamey Kabisch, Tallie Jamison, Mike Scholz and Grace Young.

### B. Questions:

1. What are the two most important things accomplished by Resort Tax?

All: Public safety and community economics

Mr. Kabisch and Mr. Scholz: Water and sewer

Mr. Germain: Parks and trails

Mr. Kabisch: Sinking fund

2. Why are you running?

Mr. Kabisch: It is a position where you are able to implement change.

Ms. Jamison: I'm willing to put in the time.

Mr. Scholz: This board has put a lot of tools in place to be managed.

Ms. Young: I'm ready to serve and help Big Sky grow responsibly.

Mr. Germain: I'm ready to be in the ring not on the sideline.

3. How will your other community interests not interfere?

Ms. Young: I'm not running for personal gain and am here to serve the community.

Mr. Germain: My other involvements will compliment my contribution.

Mr. Kabisch: I am not on other boards.

Ms. Jamison: My interests are transparent.

Mr. Scholz: The community needs a balanced approach to create a world class community.

4. Is incorporation the next step?

Mr. Germain: Incorporation does not solve the housing issue. Incorporation would give the community tools. I plan on going back to the legislature for House Bill 262. I don't think incorporation is the next step. Incorporation would increase the taxes for residents.

Mr. Kabisch: It is going to take a dedicated team to do the research and educate voters. Incorporation is inevitable.

Ms. Jamison: It is not the role of resort tax to lead that initiative.

Mr. Scholz: A group could ask resort tax for funding. Incorporation will come. I would possibly be open to funding the effort.

Ms. Young: It is inevitable. There are four elected boards in Big Sky plus BSOA and the HOAs. Incorporation would ease the pressure off volunteers and have someone working in that vein.

5. What role do you see resort tax playing in workforce housing?

Mr. Scholz: It is regrettable so many do not have the opportunity to live here. When Big Sky started there were three trailer parks. Early Big Sky understood it took employee housing. Resort tax can do something to move things along.

Ms. Young: Studies are the first step. Until we have developers and landowners committed there will be no progress. We can look at programs in similar communities like Jackson. Subsidized housing for teachers is needed.

Mr. Germain: Resort tax has been instrumental in solving issues. I hope resort tax takes a leading role in this effort. A land trust will provide a spot for everyone.

Mr. Kabisch: The resort tax board can help move projects in the right direction so organizations do not get complacent.

Ms. Jamison: Resort tax evaluates the applications. I would like to see public/private partnerships. Workforce housing cannot be solved solely on private or public funds.

6. Question from the Audience: Is affordable housing for seasonal employees or single family homes or both?

Mr. Scholz: The funds that have been spent on studies have educated us on what is needed. It will take the federal grants and state legislature. It is not about seasonal; that is for employers to solve.

Ms. Young: I think it should solve both. It is not just the employer; it is on all of us.

Mr. Scholz: There are five to six different income categories that the studies address.

Mr. Kabisch: It is on the employer for seasonal. Year round is the immediate problem. It will take caps, subsidies and high density.

Ms. Jamison: I started in employer housing. There are two classes of employers: 1) resorts and 2) small businesses.

7. With \$4.1 in collections and \$1.3 in a sinking fund, what fiduciary experience would you bring to the board?

Ms. Jamison: Finance is not my strength. I take fiduciary responsibility seriously.

Mr. Scholz: Finance is one of my strengths. For 43 years I ran my own business. I've been the chair of a board with a \$1 million budget. I was a founder of Big Sky Western Bank.

Mr. Germain: I spend all my time looking at spreadsheets, planning and budgeting.

Mr. Kabisch: I've been on the resort tax board for four years. I made the initiative to have the organizations that apply for funds begin to look three years out and report that in their applications. We've put tools in place for bigger projects. Mr. O'Connor asked what projects he is referring to and Mr. Kabisch stated a fire truck and the BSCC Tunnel.

8. Water and Sewer has been funded by this board in the past. Why have they not been funded in the last two appropriation cycles?

Mr. Scholz: They were funded because it was a catastrophe. Resort tax is not about funding one group. The resort tax district is larger than the Water and Sewer district.

Mr. Kabisch: The debt service expired. Water and Sewer stands on its own. It should not be subsidized by this board.

Ms. Young: I agree with Jamey.

Mr. Germain: I also agree with Jamey. The Moonlight Basin Water and Sewer system is not asking for funds.

9. Question from the Audience: What is the first step a new organization should take to request resort tax funds? What do you look for when reviewing a new organization's application?

Mr. Kabisch: I look for three things: 1) does it serve a community need that is not already being met, 2) can they find funds elsewhere and 3) does the organization have follow-through and will it last long term?

Mr. Scholz: The board underwent a strategic plan and we laid out what is required by the law. He read from the strategic plan.

Ms. Jamison: I would look for collaboration, Better Together and game changing ideas.

Ms. Young: I would look to the governing documents and rely on the current board members.

Mr. Germain: I would look to see if it serves the public good, if there are other mechanisms for funding and leverage and matching funds with other funds.

10. Question from the Audience: Do you think you will update the resort tax governing documents to ensure the next 20 years are environmentally sustainable?

Mr. Scholz: The board cannot change the laws without the legislature, but we can change the ordinances. The current board took on the taxability ordinance. Strategic sessions can happen again because things change.

Mr. Germain: It has been the history of the board that it has evolved with ordinance changes.

C. Closing: Joe O'Connor and Tyler Allen thanked the candidates and the audience.

Respectfully Submitted,



Virginia Hermann, Secretary



## FINAL MINUTES OF THE BIG SKY RESORT AREA DISTRICT OPEN BOARD MEETING

November 11, 2015

Present: Jamey Kabisch, Chairperson  
Mike Scholz, Vice Chairperson  
Ginna Hermann, Secretary  
Heather Budd, Treasurer  
Kevin Germain, Director  
Whitney Brunner, Administrative Officer

Chairperson Jamey Kabisch called the open meeting to order at 8:55 a.m.

Secretary Ginna Hermann attended via telephone.

### I. Open Meeting

A. Public Comment: None.

B. New Business

- Oaths of Office:** Ms. Brunner confirmed the Oath of Office forms have been completed by the newly elected officials Mike Scholz, Jamey Kabisch and Kevin Germain.
- Election of Officers:** Ms. Budd nominated Mr. Kabisch as Chairperson, Mike Scholz as Vice Chairperson, Ginna Hermann as Secretary and Heather Budd as Treasurer.  
*Motion by Mr. Kabisch to accept the slate as proposed by Ms. Budd. Second by Mr. Scholz. All in favor. Motion passes.*
- Remove Outgoing and Add Elected Board Members to Bank Accounts:** *Motion by Ms. Budd to remove Jeff Strickler, add Kevin Germain and reinstate Jamey Kabisch, Mike Scholz, Virginia Hermann and Heather Budd to the Money Market and Checking accounts at First Security Bank and Big Sky Western Bank. Second by Mr. Scholz. All in favor. Motion passes.*
- Gift of Appreciation for Outgoing Board Member:** *Motion by Ms. Hermann to frame a picture with an inscribed plaque and purchase a \$100 gift certificate to Olive B's as a thank you gift for Dr. Strickler. Second by Mr. Scholz. All in favor. Motion passes.*
- Housing and HB 262:** Kevin Germain: Mr. Germain provided an overview of the efforts from the last legislative session. He stated Summit County, Colorado has a dedicated sales tax for workforce housing. Mr. Germain and Mr. Scholz decided to meet, bring Mona into the loop and propose a course of action to the board.
- Transportation District: Audit Report and Gallatin County:** David Kack: Mr. Kack provided the Transportation District's annual audit. He thanked the board for the appropriated funds and provided the bus schedule with the new night service. He stated next year will be the 10<sup>th</sup> year of service. Mr. Kack

provided a 2014 Big Sky property tax handout for the Gallatin County Commissioners with a \$539,000 road fund and the County is not responsible for maintenance on the roads in Big Sky. He stated the Transportation District requested \$55,999 from Gallatin County, 10% of the road fund.

7. **Community Corporation: Reallocation of Development Funds to Operational Support and Marketing/Website Work:** Ciara Wolfe: Ms. Wolfe thanked the board for its support. She stated the organization will be out of the resort tax office space December 11. It is moving to the Town Center and looks forward to a central location where the community can see what it offers. She reviewed a handout. She stated development is a skill she brings to the table. The operations manager will maintain a donor and volunteer database; her time will increase to 32 hours, year round. Ms. Wolfe stated the website will include a calendar and allow the community to reserve the tennis courts, etc. She stated the organization has a branding problem and will seek the direction of a marketing firm on what to do with the newsletter, social media, keywords, branding, etc. Ms. Wolfe stated the asset manager will handle trash removal, cleaning, sign replacement, repairs, spot treatment of noxious weeds, etc.

The board asked what expense the website will be going forward. Ms. Wolfe stated it will be \$1,000 per year. The board asked if the marketing and web consultant will continue past this year. She stated rebranding will be an effort that will go beyond this year. The board asked if the asset manager will require new equipment. Ms. Wolfe stated she does not think new equipment will need to be purchased.

The board requested to see a fundraising plan, in light of the reallocation of funds. Ms. Wolfe stated she plans to have one complete by February for the 2016-2017 budget. The board asked Ms. Wolfe if her plan realistically frees up time to focus on development. Ms. Wolfe stated she hopes so. She stated she exceeded the organization's annual fundraising goals in the first four months.

The board stated the organization has a lot going and it does have a branding issue. The board is unsure of the return on the investment with the marketing consultant. Ms. Wolfe stated a strong brand will help move volunteers and donors up to the next level of contributing.

The board stated they like her plan and, if it is successful, it could be a model for other Big Sky organizations.

*Motion by Mr. Scholz to move project line item funds from the out-of-house asset manager (\$11,210) and development director (\$12,571) to an in-house asset manager (\$10,635), operations manager (\$5,758) and marketing and web consultant (\$6,300). Second by Ms. Budd. In favor: Mr. Scholz, Ms. Hermann, Ms. Budd and Mr. Germain. Against: Mr. Kabisch. Motion passes.*

8. **Recycling:** Ciara Wolfe: Ms. Wolfe stated she would like to gage interest from the board regarding funding recycling. The board stated it is logical that the Community Corporation and Resort Tax Board are involved. The board stated it is open to and would like to see a plan.

#### C. Old Business

1. **Orientation Manual:** The board stated it looks forward to Mona's Primer update, specifically "in" district funding. The board directed Ms. Brunner to look for a resort tax legal opinion on the issue for the January meeting. The board also directed Ms. Brunner to add an agenda item for Strategic Session Discussion.
2. **Investments: Place Funds with Big Sky Banks:** The board discussed that the law requires banks to pledge funds at 50%. The board stated that if banks are willing to pledge at 100%, it prefers funds are pledged at 100%.

*Motion by Ms. Budd to place \$1,500,000 in a Certificate of Deposit with First Security Bank at a rate of .32%, the majority remaining funds in a Money Market at Big Sky Western Bank at a rate of .30% and maintain the operating accounts (i.e. Checking and Money Market) at First Security Bank. Second by Mr.*

*Kabisch. In favor: Mr. Kabisch, Ms. Hermann, Ms. Budd and Mr. Germain. Abstained: Mr. Scholz. Motion passes.*

3. **Financial and Tax Collection Reports:** *Motion by Mr. Scholz to accept the financial and collection reports. Second by Mr. Germain. All in favor. Motion passes.*

4. **Administrative Officer:**

*Motion by Mr. Scholz to approve the changes and order remittance forms at a cost of \$991.48. Second by Mr. Kabisch. All in favor. Motion passes.*

The board directed Ms. Brunner not to consider deposits sales or revenue. Deposits are recognized as revenue when booked. Deposits should be a separate line item on tax collector balance sheets.

The Gallatin River Task Force was appropriated a challenge grant for \$25,000. It asked if the resort tax board would consider in-kind contributions (volunteer time, product or service donation values, etc.) towards the match. The board stated no.

The board directed Ms. Brunner to review AirBnB and VRBO two times a year, in November and June, and contact owners explaining their obligation to collect and remit resort tax.

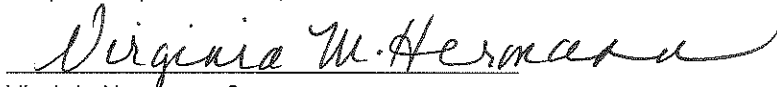
C. **Minutes:**

August 12 Minutes: The board directed Ms. Brunner to amend the Noxious Weeds motion and lift only that 85% must be spent from April through September from the contract. *Motion by Mr. Scholz to approve the August 12 open minutes as amended. Second by Mr. Kabisch. All in favor. Motion passes.*

October 14 Minutes: The board directed Ms. Brunner to remove the mention of the prior governing ordinance regarding cleaning fees. *Motion by Mr. Kabisch to approve the May 13 open minutes. Second by Mr. Scholz. All in favor. Motion passes.*

Chairperson Jamey Kabisch closed the open meeting at 11:00 a.m.

Respectfully Submitted,

  
Virginia Hermann, Secretary