

Fair Board Minutes
10-5-17

Present: Ronda Johnston, Cindy Selensky, Nate Ruth, Rocky Cosgriff and Brad McGann.

Guests: Justin and Sterling Bailey, Marc King, Clay Nagel and Commissioner Bob Faw.

Ronda called the meeting to order at 7:01 pm.

Brad moved to approve the minutes of the last meeting as mailed out. Nate seconded the motion. Motion passed unanimously.

Cindy gave a Treasurer's report. Cindy said that she had just gotten the break down of expenditures today. Cindy said that Clay had been paid and the Board had paid Northwestern Energy \$315.88 again. She was wondering if there were arena lights being used. Nate reported that the arena lights were on for a little while this past Friday night. Clay asked if that was for the entire fairgrounds. Cindy said yes. Cindy said that 14% of the budget had been spent to date. Ronda said that there has been quite a lot of activity in the Ag Pavilion. Nate asked what it typically runs. Cindy said that she didn't know, but it seemed quite high to her. Clay said that the arena lights have been on three or four times. Clay said that the lights were on for four hours the other night. Nate said that was incorrect.

Brad asked to add road access on the fair side to the agenda.

Justin Bailey addressed the Board about doing an awning in front of the concession stand. He said that it would be nice to have a cover that went from the side door to the end of the building and about ten feet out. Justin said that FFA Alumni and the FFA Chapter are willing to help with labor to build this and possibly some funds. Justin said that he had talked to Carl Conners and he had said that he could get the Board a good deal on the concrete. Justin said that he had heard there was some money already set aside for the awning project for a memorial to Bill Sargent. Marc said that was correct, that there was \$1200. Brad asked if this was manufactured type product. Justin said that he was thinking a steel cover would work. Ronda asked Justin if he would be willing to draw up plans for this. He said that he would be willing to do this. Ronda said that the Building Inspector would need to be contacted about this project. Cindy made a motion to have Justin draw up plans and material costs for the awning project. Rocky seconded the motion. Motion passed unanimously. Ronda said that on the concrete it needs to have metal in it to make it more stable and stronger.

Clay reported that he has not winterized at the fair grounds yet. Clay also said that someone had drove all over after the rain on the Fair side of the grounds and really rutted things up. He didn't feel anyone should be down there after all that rain. Clay said it was the Saturday after the snow and rain and he thought there was a 4-H meeting down there. Marc said that there was not a 4-H meeting down there. Marc asked if it was the Woman's Club. Clay said that it was not. Marc said the Woman's Club had set up the weekend before. Clay showed the pictures that he had taken. Brad said that the area of concern is the area East of the pavilion. Nate said that they were on the road for the most part and there is not a lot that can be done about it.

Nate reported that Brad had talked to Lonnie and had gotten together with him at the fair grounds. Nate reported that he had looked at the poles that Karson Stene had said that he had to donate and they are in great shape and he had marked three of them for the fair grounds. Brad reported that the proposal from Lonnie was for eight outdoor outlets, three lights and a sub-panel for the breakers and for photocells on the lights. Brad said that he had not asked for the photocells, and did not want

them, he would rather the lights were just on a switch. Clay said that the photocells were a good idea because like during the Fair the lights would turn off during the day and would save a lot of energy. The bid from Lonnie for the work was \$6450. Brad reported that he had visited with an electrician friend of his about the scope of the project and he had figured that there was maybe \$2000 worth of materials in this bid and the rest was labor. His friend had said that if the project took a full 40 hour week to complete it comes out to \$135.00 per hour and he questioned if an electrician in Big Timber actually made that much. Clay said that the bid was only good for thirty days and it is because copper prices have gone through the roof because of the hurricanes and they are starting the Bakken back up. Brad said that \$6450 was too much for eight outlets and three lights, and he would like to get another bid for the project. Nate asked to see the proposal. Clay said LED lights are priced at \$1.00 per watt, thus a 150 watt light would be \$150. Clay said that Lonnie is only adding 10% to his parts. Marc said that from the 4-H side of things, the work would be nice but would not make or break the Fair. Marc said that the Fair could and will continue to run with or without the outlets. Nate also said that this was the case that he was trying to tell Brad during their meeting. Clay asked if the outlets between the beef barn and the chicken barn would be needed as there are outlets just inside the windows on the beef barn and kids could just run cords outside. Nate said that this could work, but then you have cords coming from inside the building. Clay said that this would save money, because you would be eliminating two of the outlets and the conduit from the bid. Brad will make a call and let the Board know what he finds out on another bid.

Rocky reported that he had talked to Travis Klein about building the panel to replace the one that got crushed by the tree and his bid was \$200. Rocky also talked to Carquest and he can get the steel for \$155.00. He also said it would take two new posts. He said he could build the panel in place and the posts would need to be off set some because the old posts were set in concrete. Brad moved to have Rocky and Nate repair the fence. Cindy seconded the motion. Motion passed unanimously.

Brad reported that he had met with Dennis Birchell. Brad said that he was not excited about fixing something that isn't broken, but Dennis had convinced him that there was a legitimate concern about contamination of this well. Brad said that if the Board or Clay would fabricate a simple platform over the concrete opening and nail together a small dog house type structure to cover a pressure tank, that he (Dennis) could pull the pump out and weld the new casing on and relocate the pressure tank and pressure switch for \$350.00. Dennis had said that this is the perfect time to do this project. Brad moved to have Dennis Birchell do the project for \$350.00. Brad said that the platform didn't have to be done right away, but would need to get done with a couple of holes in it for the well casing and the electrical. Brad said it would be bad if the well did get contaminated. Clay said it is a concern because the well does feed the concession stand. Ronda said that Myrna had told her to use the water for dishes but not for drinking, even though it had been tested and treated. Rocky seconded the motion. Motion passed unanimously. Rocky asked if the Board needed to be there during the project. Clay said it would be nice to have Dennis pull everything out and weld the casing on so that they know where the hole needs to be and how big. Brad will call and coordinate with Dennis.

Clay asked if Rocky and Nate were going to fix the roof on the barns. Rocky said that it was already done, the West sides were screwed down and the East sides had screws on the top and bottom. Clay said there were nails sticking up and that he had seen a piece of tin flapping in the wind on Saturday. Nate said that he and Rocky would work on this, as well as, fix the loose board on the Horse Whisperer building. Clay asked if Nate and Rocky were going to get the table rack done because all the extra tables were a pain. Ronda said to let everyone know when they were going to work down there because she is willing to help. Clay asked when they were going to put in the light poles. Nate said it would depend on when Karson could get the pole truck from Livingston. Clay said to let him know when they were going to do it, because he could give them a hand.

Ronda reported that she had given a drawing of the bucking chutes to Cindy. The Board looked at the drawings and Ronda explained them to the Board. Ronda said that she was contemplating taking out some of the board walk behind the chutes, but she would like to see something remain back there to keep the cowboys up out of the mud. Nate asked why the board walk needed to be removed, he said that he understands that there are some gaps that need to be covered. Clay said the metal catwalk that came with the chutes would be 18" higher than the existing board walk. Clay said that the gaps would need to be filled, and that Commissioner Faw had done this but they have been removed to use the gates during the ranch rodeo and have not been replaced again. Clay reported that one of the sliders had been damaged during the ranch rodeo and he was wondering if they had some sort of warranty. Ronda reported that there had been some discussion about a cat walk over the load alley, but she feels this has been resolved as the contestants can use the gate by the first chute and walk out in the arena and then back in through the slam gate by the stripping chute. Ronda said they would like to leave the old alley also so that animals could be dumped back to the pens. Cindy asked about the crows nest. Clay said that the first beam under the crows nest is really rotted and needs to be replaced. Ronda said that the stairs need to be fixed also, and the siding goes over the beams on the building. Cindy said she would like to know what the next step needs to be to make the project complete. Ronda said that she would have to have Jake come in and see what else he would want to make it work. Nate asked what the Board felt concerning the metal catwalk. Ronda said it is currently workable and she would leave it the way it was. Marc will put the plans in the Fair Board book. The Board discussed storing the metal catwalk and Ronda said she now wished that she had not ordered them. Nate asked Clay where he thought the metal catwalk could be stored. Marc asked why the catwalk couldn't be stored in the cutting shack or the cabin. Clay said that the cutting shack was super full of materials. Clay said there was a shelf in there that would have to be removed. Nate made a motion to have Clay clean out the cutting shack so that the metal catwalk could be stored in it. Cindy seconded the motion. Motion passed unanimously.

Brad asked about the damaged gate. Clay said the slider itself was good, but the track and wheels had been bent. Clay thought some ever-ready bolts could be used to fix the wheels. Brad asked Clay in his opinion was this a manufacturing issue, was this normal wear and tear or was it abuse. Clay said it was normal wear and tear as he had tried to close the gate a calf had backed up and pushed against the gate. Clay said it was his opinion that it wasn't built very good because this was a calf that had bent the bolt in the slider. Brad said that the manufacturer should be contacted to see if there was a warranty. Ronda will call Jennifer at Yellowstone Feeds to see if there is a warranty on the chutes. Brad said he didn't think there was a warranty, but it never hurts to ask. Clay agreed that it never hurts to ask, but he didn't think it would be too hard to fix. Clay didn't think the repair should be done with an ever-ready bolt because they are soft bolts and something harder should be used.

Nate asked if we should discuss the crows nest and if there were thoughts on getting it repaired. Ronda said she would like to seek bids.

Brad asked about the sponsorship signs on the bucking chutes and why they have not been removed. Ronda said that she had tried but they are stuck in there. Ronda said that she had told Brad she would have them out by June 28th. Nate asked why it was an issue. Brad said because those sponsors had paid to sponsor the rodeo which is a private corporation and not the fair grounds and after that weekend the rodeo did not own the arena the county does and therefore the county should be receiving the benefit of the advertising. Not only that the Board is not in a position to sell any advertising because of the signs down there. Nate said he understood what Brad was saying, but those businesses are still supporting our community. Cindy said except if another event came in and sold advertising they would have to cover those signs up. Ronda said that she will do what she can do to get them out of there. Commissioner Faw said that is the way it used to be, the signs would be

taken down and put up again for each event, and if that wasn't done you couldn't sell anymore advertising.

Rocky said that Travis Klein had asked him if the Fair Board was going to purchase the arena groomer from him or if we were going to bring it back. Cindy said that the Board had budgeted to purchase it. Clay asked if the Board was happy with what it had done and suggested changing the pattern some because it makes some high spots and he thought we should see if the county could go down there and re-level it with a grader. Ronda read a letter naming the Big Timber Rodeo the "Best Ground" rodeo of the season. Ronda said that we had budgeted to buy it, and asked if there was a motion to purchase it. Nate started to make a motion and Brad asked if we shouldn't get an invoice first. Brad said that he figured that we had budgeted \$3000 to purchase the groomer. Rocky will call Travis and get an invoice for the groomer and will get the invoice to Cindy to pay.

Ronda asked what contractors should be contacted to repair the crows nest. Nate asked who had been used in the past. Ronda said that Charlie Hathaway and Terry Talkington had both done a lot of work down there. Cindy said that Terry might be hard to get down there right now. Cindy said that with the amount of work that needs to be done on this we should know how much it is going to cost us. Nate said he thought we should get at least two bids. Cindy asked if this was a memorial and if we needed to do anything with that. Ronda said that we need to get the building inspector involved and the Board needs to talk to Jane Weller. Brad asked if it was necessary to have the building inspector involved if it was a repair. Ronda said yes, that the building inspector had told her that he needed to be involved if they were working on the crows nest. Cindy said it shouldn't take much to get the building inspector to look at it if they were going to have him down to look at the awning project also. Clay said he thought the crows nest could maybe be sheeted in tin on the outside. Ronda asked who else should be asked to bid the repairs, possibly Coulter Todd. Nate asked Commissioner Faw what he thought. Commissioner Faw asked if the Board was thinking about keeping it rustic or changing it as Clay had mentioned putting tin on it. Brad asked when it was built, and it was decided it was probably built in 1998 or 1999. Ronda explained who it was built for and said that she thought that Monte Finn had built it. Ronda said that she would make some calls to these guys and that if she got an absolutely not from these guys she would ask the Board for more names. Nate asked Commissioner Faw if he had any other suggestions for contractors. Commissioner Faw suggested Circle T construction be asked also.

Ronda said it was time for the flag to come down and the light to be turned off for the season.

Brad asked about the meter to the cabin. He has not seen anything electrical in the cabin, and he did not understand why it was on the cabin. Marc reported that during the Derby Fire it had been used to operate the weed wash unit. Clay said it costs a lot more to disconnect the power. Ronda said it didn't cost her any to turn off the power to her water tanks.

Ronda read the contract for the Weed Seminar at the Ag Pavilion on October 6th. Brad moved to accept the contract. Cindy seconded the motion. Motion passed unanimously.

Cindy brought up Clay's contract and the fact that at the last meeting there were some Board members gone. Cindy said that in the last meeting there was a member of the public that was concerned with what Clay was doing during the Fair and that the Board needs to think about what is being done. Ronda said that during the Beef and Brew Fest she had had a member of the community stop her and said that she thought things were going well down there. Ronda said that she felt that the issues had been remedied after the concerns were brought up. Nate said that he felt it had been addressed in the last meeting. Cindy asked how the Board was to proceed, do we just wait until next Fair season. Cindy said that she had talked to Commissioner Wallace and he had said that Clay is on

a contract and that the Board is not to babysit a contractor. Brad said that one thing that the Board did a couple months back now was to remove the Board from day to day oversight and had given that to Commissioner Faw, and he felt the Board needed to hear from Commissioner Faw about how things have gone. Commissioner Faw said that probably Clay does a good job at what he does, but he has a hard time prioritizing what he does as he has paid a lot of attention to the grass and worries about stuff that probably doesn't need to be worried about like watering and plowing the arena. Nate said that he been paid for that with the contract with the barrel racers. Commissioner Faw said that is some of the issue because he had been paying attention to this and not working on the Fair side. Commissioner Faw said that Clay hasn't had as much contact with him since the Board discussed it at the last meeting. Commissioner Faw said it had slowed down a lot. Commissioner Faw cautioned the Board that they should not have the contract end during the busiest time of the season, as that is what happened a year ago, and he would suggest changing the contract end date to something different than the first of June. Commissioner Faw said that Lonnie McDermot had called him and said that Clay had contacted him and wanted him to get a bid together for the electrical project. Commissioner Faw said that he told Lonnie to wait for a Fair Board member to contact him instead of Clay. Clay said that he had contacted Lonnie because he had thought we wanted a bid on this project. Nate told Clay it was not his job to solicit bids as this had been assigned to a member of the Board to do. Cindy said that she has heard both sides, from those that were excited that Clay was down there and from those that were not happy about it. Commissioner Faw said that he would stick up for Clay, on the Sandra and the restroom issue, she had done the same damn thing to him last year, and that he had gone in there and there was paper towels in there. Clay said that in one week he had put five rolls of spare towels in the women's bathroom and only one in the men's room.

Ronda said that she was concerned with the law not requiring a county fair, and she would like to see something done about this. It would make the Board responsible for maintaining the buildings. Brad said that Marc had done a good job of summarizing his discussion from the last meeting concerning the law as it related to the Fair Board and the authority that the Board does or does not have. Brad said that he feels the Board needs to go before the Commissioners to get clarification as to the Board and its role. Ronda asked if this would be a question for the County Attorney. Commissioner Faw said that the County Attorney had been involved and had actually written the policy. Commissioner Faw said that he was not clear as to what else the Board wanted from the Commissioners. Ronda said that she would like to see something in a resolution form stating that there would be a county fair, and that the Fair Board would be responsible for maintaining the grounds and the Extension Office and 4-H Council would continue to run the county fair. Commissioner Faw suggested that Ronda write a resolution and present it to the County Attorney and Commissioners and see if the wording needed to be changed and make sure everyone was on the same page. Brad read the law from the Montana code as it pertains to the formation and management of Boards with in the county. Ronda asked if the Commissioners had a book with resolutions in it that she could look at as a template. Commissioner Faw said that Vera in the Clerk and Records Office would have all of the resolutions. Brad said that he had asked Vera for copies of any and all resolutions concerning the Fair Board and that Vera had looked into it and had called him back and she had said that there is not anything and that we have never done that. Commissioner Faw said that the Board needs to bring it to the County Attorney to make sure it is legal and then to the County Commissioners. Ronda said she would like to table this until she can visit with some other communities and see what others are doing. Nate asked what was wrong with the way we were doing that. Brad said that so many of the aspects of what the Board does now is informal and if anyone ever challenged them on what they are doing, if some member of the public ever came to one of these public meetings and asked why they had the authority to spend the money or hire an employee, he doesn't feel the Board has the proper answer to these questions. Ronda said that each Board member has a letter appointing them to the Board. Commissioner Faw said that the employment of Clay had gone through the County Attorney's office. Commissioner Faw said that the expenditure of money was ok'd when the budget

was presented to the Commissioners. Brad said that the current policy doesn't give the Board any authority to sign employment contracts or anything. Ronda said that she thought there were by-laws for the Fair Board. Marc asked if the by-laws were 4-H Council or Fair Board. Commissioner Faw said that he had not seen any by-laws. Brad said that the policy stated that the Board should review the policy every year.

Ronda read the first page of the current policy to the Board. Brad said that there are some things that definitely need to be changed. Ronda asked Brad to go through the policy and edit it and strike through what needed to be changed. Marc will send a copy of the policy to Brad to work on. Ronda suggested that any changes be dated on the line when they were changed. Brad will work on this.

Clay said that he had brought in receipts for Cindy.

Commissioner Faw reported that Clay had put the new tire on the tractor after Commissioner Faw had gotten it fixed. Daryl used the tractor and manure spreader and has brought it back down to the fair grounds. Commissioner Faw also said that he had looked at budgeting, and he hasn't seen the Ag Pavilion used from November through about March and he thinks the Board should look at shutting it down to save money. Marc looked at the calendar and right now it does not appear that there are any scheduled events. Cindy asked what do we do if someone does want to schedule an event. Commissioner Faw said that if it was his building he knows what he would do, it does make much sense to spend \$2000 to \$3000 to keep it heated to get \$200 of rent. He said it doesn't make sense in his world but maybe it does in the government world. Cindy asked Marc to look back over the years to see if that was correct. Marc did look. Clay said it wouldn't be too hard to drain the water tank and blow out the lines and put RV antifreeze in the toilets. There was more discussion about winterizing it. Clay thought it could be insulated some more also. Ronda asked what the dates should be. Nate moved to winterize and close down the Ag Pavilion on November 1st. Cindy seconded the motion. Motion passed unanimously.

Nate asked about to change the end date for the contract for Clay. Brad said just write a new one. Cindy said that the current contract had been changed, and Clay had initialed it. Brad didn't think just an initial was not sufficient on this issue. Commissioner Faw said that the Board needed to talk to Clay. Clay said that he understood the desire to change the dates. Cindy read section 10 of the current contract that said that changes could be done in writing. Brad will email the County Attorney to get direction on this issue with a preferred end date of December 31st. Clay asked the Board how he was doing and if the Board was happy. Cindy gave her thoughts about the job that Clay is doing. Clay said that you are never going to make everybody happy. Nate told Clay that the Board had discussed many of the issues at the last meeting.

Brad moved to adjourn the meeting at 9:04 pm. Cindy seconded the motion.