

April 10th, 2023

**TOWN OF WHITEHALL
P. O. BOX 529
WHITEHALL, MT 59759
April 10th, 2023**

The Whitehall Town Council held their regular meeting in the Council Chambers at 207 East Legion Ave, Monday, April 10th,, 2023.

PRESENT: Council Members: Katy James, Bill Lanes, Pat Peterson, Linda Jung, Roy McBride, Shawn Hoagland, Treasurer Allissa Christensen, Deputy Clerk Kennedy Kleinsasser

VISITORS: Kory Klapan, Liz Pullman, Bridget Morse, Rich Johnson, Tim ODonnell, Hannah Nieskins, Maxine Samuelson, Patricia Morse, Ron Roginski, Barbara Lien, Christy Miller, Curtis LaFountaine, Joe Granvold, Kim Granvold, Laura Horn, Clark Kinney, Cathy Wall.

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. AGENDA APPROVAL

Shawn motioned to approve agenda with correction to agenda item A. to read A. Council determination of applying for a TA grant with a match of \$35,000 from the Town and \$76,936 from the TIFF.

Bill seconding

Motion carried unanimously

V. NEW BUSINESS

A. Council determination of applying for a TA grant with a match of \$35,000 from the Town and \$76,936.00 from the TIFF.

Linda motioned, Shawn seconding.

Motion carries unanimously.

B. Council determination on promotion of Kennedy Kleinsasser to Clerk/Treasurer.

Shawn motioned, Pat seconding.

Motion carries unanimously

C. Council determination of hiring Jennifer Beebout for Deputy Clerk.

Pat motioned, Katy seconding

Motion carries unanimously

D. Council determination on entering into a contract for clerk of court services with Allissa Christensen.

Linda motioned, Shawn seconding.

Katy James: The only thing I have went with through, read the contract and there's a few little typo errors in there that I've presented them to Alyssa already that we may want to just clean up the document a little bit as well.

Roy McBride: Okay.

Pat Peterson: I would also, this is Pat, I also would like to have it be a limited contract, a time limit on it so we can review it and see if it's working out. I don't want it to be an item for this because we, last time we had discussed maybe having it for three months or so while we're getting through the budget cycle and Kennedy can get trained and be more comfortable when the deputy treasurer's in the clerk treasurer's position because right now it's included under the clerk treasurer's position. So we'd basically be paying double for it.

Roy McBride: No.

Pat Peterson: Yeah, because we'd be paying Alyssa to do it and there's a Kennedy's salary wouldn't.

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Roy McBride: There's a separate budget for the clerk of court and a separate budget for the judge. I think the clerk of courts is what, six?

Allissa Christensen:Fourteen.

Roy McBride: \$14,000.

Kennedy Kleinsasser: I have a budget. Yeah, \$14,000.

Roy McBride: So you would just prorate that out. So you would just take whatever that contract is and off of that and then the rest would go back to the general budget.

Pat Peterson: Still...

Roy McBride: They're not double dipping.

Pat Peterson: Yeah, the court isn't. No, but...

Roy McBride: And neither is Kennedy.

Kennedy Kleinsasser: Yeah, I promise.

Roy McBride: Well Kennedy's going to do some work. She's going to get some work out of the deal because she's going to have to take payments and...

Linda Jung: Phone calls.

Roy McBride: And phone calls and stuff.

Pat Peterson: Some things.

Roy McBride: Yeah.

Pat Peterson: To me it's like we're paying twice for the same work. Because before it would've been under Kennedy's responsibilities like it is currently under Alyssa's.

Roy McBride: Okay, let me go back and give a little history. When I first started on this, the clerk of court was a separate person altogether that was outside of the city clerk. When Summer decided that she wanted to do the job, of that clerk, that position, that's how it got tied back into that office and then it just carried over with Alyssa cause we just left it there. But plainly she really doesn't want it because I don't think she has the time to do it and to learn that process and still learn the job she's doing so on.

Allissa Christensen: And plus the flood, she's now the floodplains administrator and that is becoming a more, I've kind of like rode it out the last few months but it needs a lot more attention, especially with annexations and probably the flooding that might happen.

Kennedy Kleinsasser: And they're requiring schooling...And training and the whole kit and caboodle.

Pat Peterson: Per floodplain.

Allissa Christensen: Floodplain administrator, yeah.

Pat Peterson: And then that is a new function...

Kennedy Kleinsasser: That's a new function of the position.

Linda Jung: I can look at it this way. We had three people here, we had a billing clerk, we had a deputy clerk and we had the charge clerk. With this floodplain thing as it was explained to me, it's going to add a lot more schooling, a lot more time. We don't have the billing clerk anymore. I've been in here when I've seen Kennedy running herself ragged trying to learn all this. I might have thought differently even four days ago, but I covered the conclusion that if we have this way once before then maybe we should go to back to that and maybe more things will get done here that needs to be done that have not been gotten done because we're so booked right now. That's just my opinion. But I do have another question.

Pat Peterson: Well can I address it?

Linda Jung: Yeah.

Pat Peterson: I would understand adding the whole thing about the floodplain but I still would like to set a time limit on this and then have us revisit it maybe after three months or six months and see how it's going.

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Ed Guza: Well, let me just throw this out there. The way the contract's written, this will be an independent contractor. So anyone could put it on the agenda to take a look at. So she's not an employee where you have all the statutes and protections that an employee has. She's an independent contractor. So the council could put this on agenda to take a look at it and vote to terminate the contract.

Linda Jung: So we don't want to build it in and say, "For review in six months time".

Ed Guza: I don't think so. I mean I don't see any reason to do that as an independent contractor because it's not even said, am I right there? We didn't put for any amount of time.

Linda Jung: You left a blank on that first page and on page two under line 10, termination without cost. That's in there And I think that's what you're speaking about.

Ed Guza: That's exactly what I'm talking about. So we can make it for six months even and that gives it a window and then you have the termination without cause right in there as well. So there's a little bit of redundancy even to bring it back in front of the council whenever you all want to take another look at it.

Linda Jung: But I do have one more question. So if court gets really slow and we're only meeting once a month, is it still the same amount of money that we would do for her having court twice a month? That's my question.

Ed Guza: The way it's structured now, it is a flat fee.

Linda Jung: What fee?

Ed Guza: I don't know, maybe you could tell me, but from our end of things we don't see court slowing down at all. It's just a necessary burden that the town has to shoulder, unfortunately. Maybe I'm wrong but have you seen?

Allissa Christensen: Well one officer that was very ambitious has left but they are filling his position so it might be a little slow right now compared to last year. But who's to say it won't pick up again?

Maxine Samuelson: I have a question and maybe Mrs. Nieksins can answer this, but how would this impact your new position at the school? Because I understand that's a full-time position. Hannah Nieskins: I would be happy to answer. So we are moving to a four-day week. There's flexibility in that to work a list of work full 40 hours in four days rather than in five. And so it's just a realignment of her hours so that she can work the full-time at the school. She did inquire about this from our school board before approaching the town council. So she did run it by us first to make sure that would be acceptable.

Shawn Hoagland: My question is budget. You know she looked at what we have in the court budget and so that's where those numbers. In other words we are trying to... We've funded that in the past in a different way. The dollars have been allocated to that function.

Kennedy Kleinsasser: Correct.

Shawn Hoagland: Right?

Roy McBride: We'll readdress it in July.

Shawn Hoagland: Yeah.

Allissa Christensen: Basically with me doing court, it would cost 6,000 a year versus 15,000 a year. So you can use that money to allocate elsewhere in the general fund.

Shawn Hoagland: Right

Motion carries unanimously

E. Council determination of early termination of Saddle Club Agreement.

Pat motioned, Linda seconding.

Rich Johnson: My name's Rich Johnson. I've been a member of the Saddle Club since probably 1992 over from the old Saddle Club and I'm not familiar with the intimate workings of the Saddle Club. But I know what has gone over there in the sweat equity that's been put in over there and I'd hate to see you

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people rush, make a judgment on provoking their lease over there, without, I don't think there's been good communication on either side. I'm not going to defend anybody here, but I do think it needs to be looked at a little further and maybe sit down and just talk about it over a cup of coffee. Another thing I'd like to say is I don't understand the urgency in this motion saying well... if somebody could explain that to me, I would appreciate it. I don't understand why a year or 13 months or whatever it is before their lease is up that it has to be terminated. Thank you.

Maxine Samuelson: Maxine Samuelson and I only know of one group in that entire recreation area that has been actively doing things to help support that area and that is the Saddle Club and I know that they have several fundraisers of different types during the year. One fundraiser I normally participate in is the Wreath Auction and I say wreath because some of my briefs take some imagination to call them wreaths but they also have helped other non-profit organization in the community build their revenues and I don't know of any other, I don't know of any rodeo group that does any kind of fundraiser. I don't know of any baseball group doing any kind of fundraiser. I don't know of any other group doing a fundraiser. The Saddle Club is the only group that I'm aware of that has done any sort of thing like that for the community.

Tim O'Donnell: Tim O'Donnell. First of all in Saddle Club. I can't deny anything has been said. They've been, they've done things in this community. I was part of that Saddle Club when that old prehistoric arena was tore out and put in. That was on behalf of a lot of people's sweat equity and things that made that arena what it is today. Nobody wants the Saddle Club to go away. They're not doing the Saddle Club. We'd like to see them thrive and no one's asking the Saddle Club to leave. We would like to see the Saddle Club be on the same page with this rec board. And the rec board has a vision, a bigger and better thing, an improvement on that property over there. It's come a long way. I remember where it was from very humble beginnings where it is today. But it stopped. Nothing's going on. We have not improved enough over there and I've said it before, I'm going to say it one more time. These little towns like this, there ain't much we can do to bring any vibrancy to a town or in an arena like that. You can bring a crowd to town more than just one weekend a month. That arena could be used a lot. The baseball fields, bring baseball tournaments and stuff back to White Hall. Bringing crowds, commerce, to white hall. Communication. I know a direct board member we had reached out to communicate. I sat in on a Saddle Club meeting a month ago and tried to explain the direct board side of this thing. We are not trying to take equine equestrian opportunities away from nobody. I mean I'm in the equine business and my children grew up on backs of horses and to see that flourish over there, that's our desire as a record. Baseball, the rodeo, the whole whole deal. And as a community I think we could, we have room for a lot of improvement and bring that up to a finer facility and go to Twin Bridges, Tree Forks, Boulder and you look at their fairgrounds, their rodeo range and other ones. I mean you go all over the state and there's a sense of pride and they're vibrant and they've got some first class thing going on in their little rodeo grounds in their community and running plumbing in the bathroom. There's a five star concession stand. Parking bleachers they got. They can facilitate a crowd and that's what we want to see over here. The grant money available to apply for. I was told by the Saddle Club at that meeting, they're not interested. They're burnt out, they don't care about it. We got a group of people that want to go forward and see some of these visions happen. So as far as the Saddle Club, we'd love to have them on board. We were not telling the Saddle Club but we do need to figure out who really owns all that stuff over there and if the Saddle Club does own it, I'm not saying they do or they don't. Is it staying or is it leaving. And that's the urgency, we got to figure this out, cause if we're going to have events there, is that stuff leaving or is it staying? And we can't get that answer. So that's kind of where the rec board is sitting. We're not here to kick anybody in the gut and run them out.

Pat Peterson: I have a question. You had mentioned about why do it now? The lease runs until next summer or anyway, let's wait and see. Well we've been trying to work on this since last summer and

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haven't made a whole lot of progress, A lot more information. But do we want to have this year be a whole nother year we don't do anything to improve it because we don't know what's going to happen next summer? Or do we want to decide now to try to start moving ahead hopefully together so that we can bring things back to life sooner rather than later? Why sit and wait just because the lease goes till next summer? I'd rather have, I personally would rather have something decided so we can start going forward now. And I don't have a history here, I don't know the history of the Saddle Club. I haven't been here all that many years but I have been over the rodeo grounds for events and I from back east, so when I came here and there was a rodeo in town that was pretty cool. But I don't want to see it sit for another year with nothing being done.

Tim ODonnell: The other thing I make one more comment. The Grants, they're a time window to apply for these things and the way the year, that money's probably not going to be there next year. This is something that needs to probably be gotten after now. So again, I just want to iterate. No one wants to see the Saddle Club go away. They they've been part of this community since long that I can remember.

Rich Johnson: I'm hearing you Tim, but how does going forward together and terminating the lease, how do those two be in the same sentence? I see what you're saying and I think it's cool that there's some fresh blood in there that wants to take it forward, but how does terminating the Saddle Club's lease facilitate that in a unified way?

Kennedy Kleinsasser: So can I answer that? So I think the real problem here is we don't know at that meeting when we had asked the Saddle Club representative of...

Rich Johnson: When was that? I'm sorry.

Roy McBride: A month ago.

Rich Johnson: A month ago?

Kennedy Kleinsasser: Yeah, a month ago. Last month's Saddle Club meeting last week. When we asked if you guys don't have this lease or what happens? Because there's been strife back and forth. So if they decide to terminate or we decide to terminate, what stays? What stays? And from our understanding we're feeling like that whole arena's going to be ripped out of the ground and taken somewhere else if we get an pissing match with somebody. So that's what the question was brought is, "What do you own and what will stay if you decide to go or if you want to be on board, can you promise that these facilities will stay for our community?" And nobody could bring that forward. They promised it till 2024. So, we need to know so we can plan forward. If they're ripping that arena out of the ground, that's \$300,000 that this town has to come up with to put an arena over there. That's the problem. So if somebody can answer that, that would be great.

Rich Johnson: I'm hearing you but why force their hand and say, "We're terminate your lease?"

Roy McBride: Why not?

Kennedy Kleinsasser: That's what we're trying to get.

Rich Johnson: Why?

Roy McBride: Yeah, why not? Let's get behind it. Let's get, if they don't want to be part of this and they don't want to help us, why do we hang around and wait for...

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Rich Johnson: Wow, that's a real small town feeling sir.

Roy McBride: No, I know it's but I'm tell you what, I got a vision for this and so does everybody in this room and it isn't sitting here letting it blow away like it has for the last three to five years. They went from 60 events to four. Now that's not progress, is it?

Kennedy Kleinsasser: And Rich? I think...

Rich Johnson: What's to stop somebody from putting an event on over there?

Roy McBride: Saddle Club, they control it.

Rich Johnson: They'll stop you from putting an event over there.

Roy McBride: They control it. You go over there. How many locks are on that place? Who owns the locks?

Rich Johnson: They're not going to stop anybody Roy, if you coordinate with them, they'd be happy to see events go on over there.

Roy McBride: They haven't told us that.

Dave Cole: I was not around much in the last two or three years. Okay. I'm not sure what all was going on in that time period. I know as a nation a lot of things have changed but as certain ones in this room, no, I was on that complex board since its inception.

And at least during the time when I sat on that board, there is no way that that Saddle Club kept anyone from using that arena unless they came in and tried to schedule an event on a date that the Saddle Club already had one scheduled. Now even then, there were a handful of times when that issue came up and it was discussed with the Saddle Club and the Saddle Club made concessions to make things work.

But while I was on there, if you wanted to hold an event over there, you came to the city office, you picked up some forms to apply to use that complex. There was a deposit that was supposed to be paid and that was to be returned after the event was over and a final walkthrough was done to make sure there wasn't damage et cetera, there were fees to be paid. Now it is a unique situation over there with a town owning the soil, the ground and the club owning like the panels and all that equipment. That was a unique situation when it came about. When the city took over that property from the county. But because of that stuff like the water truck, the arena groomer were owned by the Saddle Club.

So in an effort to try and keep that arena floor in usable condition, these entities are going to rent that arena. They would rent the use of the water truck, et cetera from the Saddle Club. Now the monies that were generated over there from those events used to go to the Saddle Club, but with the town taking things over county, that's no longer the case. Those monies went to the town. Monies that the rec board had in to use more often than not went, I'm not picking on baseball at all here, I think my tractor is supporting baseball, but more often than not went to be used in the baseball area. If something has changed in the last two or three years to where someone couldn't walk into the city office and fill out a form to hold an event over there, I guess it would surprise me. But is that what has happened? While I wasn't aware?

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Allissa Christensen: I can pipe in on that. So I've been with the town five years and I have no dog in this fight. I can't speak for the first two years because I was only part-time. But in the almost three years that I have been clerk treasurer, there's only been a handful of people that have come in and filled out a form. They pay the \$150, give us an \$800 deposit that they get back and we don't see a dime from Saddle Club. I've had complaints from people that said, "Hey, what's with these extra fees?" And I don't know about any fees from Saddle Club. So from my perspective I'm getting \$150 per event that happens over there and that's it. I don't see any other cash that comes in through this office.

Dave Cole: Why, you're using the Saddle Club, I guess I need to come up with a better term. The city owns the ground but all that other property over there, the Saddle Club has put together over the years. When this board was initially set up, it was decided that that was their part. I mean if they were to stay there at that time, that was their contribution to the situation. I mean there's been many times where, in the past where, the Sound Club has tried to upgrade the arena floor and that didn't come out of the city budget. A few years ago I did run across paperwork, I hadn't planned on talking it tonight, but there was a proposal at one point quite a few years ago to simply have the town lease the Saddle Club's equipment and it does list equipment on that. But my understanding at that time was the council in charge, they didn't want to be responsible for maintenance of that. But I guess, was that clear with you that, why would the Saddle Club pay you additional money? So the money that came in over there was in part because of their equipment, their assets that are there to use. So it was to be a cooperative effort when this was all set up.

Allissa Christensen: It sounds like a private entity is making money off of town property. Is anything bolted to the ground or given through ground money, isn't it... Am I wrong? Doesn't it belong to the town? Anything bolted to the ground?

Rich Johnson: Can I weigh in? Saddle Club's not making a lot of money over it. If any, it goes back into the ground, it goes back into scholarships for youth in our community. It is not a cash cow putting those things on. The only thing I can speak intimately about is the high school rodeo cause I was in on a lot of them. You don't make any money on those, zero, because the high school association kind of has their hooks in it.

Kennedy Kleinsasser: Again, I really don't think that this is a money issue. It literally is, we want to know is the arena going to stay there for forever or do you plan on taking it? Because it affects the grant, it affects the town's people and it affects this community. That's the question. The lease was voted terminated by the rec board because we could not get an answer or a promise. It was promised you'll have an arena till 2024. That's not an option.

Rich Johnson: For 30 days. You decided that that's the thing to do?

Kennedy Kleinsasser: It was not 30 days. I can promise you that. I have been asking for this information since April.

Rich Johnson: Okay.

Kennedy Kleinsasser: And I have been asking for that information from April. Not are you going to take it? Are you going to leave with it? I asked, "What do you own?" And nobody could produce me anything other than that.

Rich Johnson: You couldn't just say, "Well can we just go forward together and not worry about..."

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Kennedy Kleinsasser: We have tried, I promise you Rich, I have busted my butt in this whole thing.

Pat Peterson: That's what we all would prefer.

Kennedy Kleinsasser: That's what we want, but...

Pat Peterson: That's really what we prefer and that's why they expanded the rec board to include the schools because they're getting baseball in the high schools so they can have fields to play on. That's what we're trying to do. We're trying to do it for the town.

Kennedy Kleinsasser: And when somebody is potentially taking something from our community that we have to build back up, I need to know that as a person that works for this office because I need to know if I need \$300,000 to build that back up. And that's going to take a big chunk away from the baseball field plans that we had, away from the walking trail plans that we had. That's the question.

And so it's frustrating that I can't get these answers and then when everybody's feelings got hurt and whatever else, we asked and it was told that till 2024. We can't, the grant cycle that we're putting in for, there's no more... There's nothing after 2024. November is the cutoff to be able to build this up. So that is the question. And people were frustrated that it's not moving forward and we can't get these answers. So that's why they chose to terminate the lease, so we can have an answer of, "Are you going to take this stuff?" And it was offered that we could build them a building that they could meet in. To build a better building. It was offered a town building. "Would that be acceptable? Would you guys still be willing to work with us, this, that and the other?" And there was no response.

Rich Johnson: Why do they need a better building?

Roy McBride: All of that's going to have to change.

Kennedy Kleinsasser: We're just trying to improve it.

Roy McBride: We're trying improve it.

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Kennedy Kleinsasser: We're literally just trying to improve it. And all I've...

Rich Johnson: I didn't know what your vision was for that.

Roy McBride: The building would be multipurpose building, if you want to have.

Rich Johnson: Okay.

Roy McBride: Anything, any function, anything you want to have there.

Dave Cole: So what would've happened...?

Roy McBride: The clubhouse is what they're talking about.

Dave Cole: And the record at that time when the individuals that were using it, what would've happened if there had simply been a round table meeting like I was under the impression was going to happen in first party January. But how do you suppose that would've turned out if some of these questions like you just asked Kennedy or whatever, if people had just sat around a round table and discussed their concerns first and talked about that information you gave out with your drawings and stuff of proposals over there. With the Saddle club building, where I going with that? That could have been pointed out. Okay. In our plan...

Shawn Hoagland: Dave were you at the meeting last month? The Saddle Club meeting? Were you at the meeting?

Dave Cole: A month ago?

Shawn Hoagland: Yeah, whenever it was. Did you read the minutes if you weren't there? Rec board meeting? No, the Saddle Club meeting that rec board members went to.

Dave Cole: Yeah.

Shawn Hoagland: Were you at that meeting?

Dave Cole: I was there Tim.

Shawn Hoagland: Well I read the minutes. I wasn't there. Exactly what you're describing. A lot of those questions were asked and the answers weren't there. Nobody trusts anybody. Nobody will throw out. Yeah. I think I own that. I don't know if you do or not, but let's talk through it. Those questions have been asked. I've asked and I've talked to Bridget a lot. It's very cordial but we don't have, I don't know what we own. You guys claim you know what you own, but it is under dispute.

So that's an issue right there. The urgency on the ground thing is another thing. Why we're doing this now is we're out of time for some big initiatives we're trying to go for. But the communication and trust is, it's just an issue. I've read the lease, it's ridiculous. It's absolutely so outdated. That alone is reason to terminate the thing and renegotiate, come back to the table. To Tim's point, there's so much knowledge and skin in the game over there from the Saddle club. It's just gotten twisted that you're thinking we're kicking you out. And that's not true. We need you guys. There's got to be a way. But this lease, I mean you can read the points, for the land the clubhouse sits on and a hunk of concrete and attached cement slab. All the rest of that is completely off the books. So we don't know what's going on now to go forward.

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I've heard from cowboys, Rich probably knows more than I do, but I've heard the fence around the arena is a little too low to safely run stock. The return isn't quite right. Baseball fields, that's a whole nother story. If the schools get that as a sanctioned sport, well that's what we've got to work with. I mean a lot of stuff has to happen. We're not communicating as far as creating a district to try and really get some real funds. The problem with all volunteer stuff that I see is when I have a son in basketball, I run a travel basketball team or a girl, travel volleyball, travel everything. Well they get through and then you kick back and you start watching and it moves on. So you get these peaks and valleys in every facet of our activities. Me personally, I'm not speaking for any other board member, but I want to see that thing go beyond the Dunigans, the Johnsons, the Morse's, the people, the Coles, Bill Gillespie. You guys donate time. That's beyond my comprehension and I just don't think we can get where we want to go with that whole facility. I mean that's the biggest piece of property we have. And it's been good but lots changed in the world and it's time. We need to take on our responsibility as a town. Get through all the clouds of this lease or the ambiguity of that because it's, it is not even accurate as far as, I mean I can concede that. I mean there's so much going on over there other than that clubhouse and that slab. But when you read the lease, that's all that's in there. So my thought is, and reiterating Tim's point, I mean I am nowhere on the board of you're saying kick out or using language that's really inflammatory, take stuff away from the kids. I'm seeing this crap online.

It's like you got to be kidding me in that mindset on this board, Saddle Club. I mean we all are in it for the right reasons. We just, there's no way to get, no way to get where we want to go. In my opinion. I'm just sharing, what I'm thinking is we got to terminate that thing and then come back to the table I hope, and really talk about everything that's over there and how we can go forward together. I told Bridget, I talked to you, I can't remember who I was talking to, but there's things beyond that on any asset as you called it over there that's in dispute. There's things to discuss but not under that lease. Because under that lease, you have a building sitting on town property with the cement slab and that's all that's in there.

And I'm just conceding that there's more to it than that. But that lease has got to go and let's get done with it. If Saddle Club wants to take what they think is theirs, that would be very disappointing. And I'm sitting here on the council saying that that's not my intent. And my intent isn't to say, "We'll just thank you for all your hard work. We're taking over from here and away we go". That's not like that. Yeah, there's changes and you might not, we already did the resolution on funding and all the ambiguity on who writes a check, who gets the money for what, who is responsible for upkeep.

I mean we're saying we're taking over for all the weeds, all the upkeep and then working our butts off to try and grow it to the next level. I mean, might fail, but I've been around that arena for a long time. Real quiet, just watching. But there's a lot of people ready to go and I think there's a ton of people taking it the wrong way and it's not getting communicated. And I think from way before us, there's a lot of trust issues and who owns what, who controls what and I believe it's time. And it starts with a lease that's completely out of date and that's a catalyst. Have to talk, we'll have to figure it out.

Bridget Morse: So I took the time to go over and look for the file account of the clubhouse and there's folder after folder. I have every receipt for every chunk of those over there. If that's what it takes. I can show you all that. We bought them from Mike Franich when it was Francor.

I have blueprints, I have all kinds of stuff. I have the agreement. There's an agreement for the arena. You guys should have that too. I don't know why you don't have the paperwork. I've got every lease in this thing that we've had with the county since the beginning through the count. Every lease. That's a lot of leases. They all say the same thing, basically. They all say when we make an improvement, it's ours. We

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pay for, it's ours. Even your current lease says that when we make an improvement, it belongs to the, it continues to belong to the Saddle Club.

Bill Lanes: That lease is in relation to the clubhouse building.

Bridget Morse: Correct. And it talks about all improvements there.

Roy McBride: Do you have something to say?

Ed Guza: No, I was just, the correction was made, that yes, it does only apply in building the slab. That's the lease premises.

Shawn Hoagland: And that's my point too. I'd love to talk about that. But we haven't talked about that.

Bridget Morse: So there's also, the agreement between the Saddle Club and the town, which I guess you don't have a copy of.

Roy McBride: No I...

Bill Lanes: I've asked for that copy for a while.

Bridget Morse: Well I went and looked in the files and found it. I had to go through a lot of records.

Pat Peterson: Good, thank you for that. And we'd like to get a copy of it.

Bridget Morse: Looked through a lot, a lot of records.

Pat Peterson: We want all the information we can get.

Bridget Morse: I don't understand why Leonard Wortman wrote a letter about the metal mine stain in 2013 when he was not even a commissioner in 2001, 2002, 2003, 2004. He wasn't even a commissioner and he wrote a backwards letter saying everything that was done by metal mines. I have all the metal mines grants. They're just all in files. They're very messy. Cause don't [inaudible 00:45:17]. Needless to say, I have them and I think it would be a mistake to say we're going to get rid of this lease and you and Ed will write a split.

And he says in 60 days you have to have everything gone. If you want to work a new lease, which would be perfectly acceptable then we need to make a new lease first. There's plenty of time.

Pat Peterson: What about the information about what you own, what the Saddle Club owns? The list of that. So we know if we terminate the lease and you decide to pull out what do we have to replace? To Kennedy's point that decides which grounds we go for.

Bridget Morse: Anything not attached to the ground.

Kennedy Kleinsasser: So it still poses the question on do you guys plan on taking all of your stuff or participating or do you want to participate? Do you want to continue forward? And because we were only told...

Bridget Morse: We've always said that.

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Kennedy Kleinsasser: At the meeting and maybe I misunderstood it wrong and maybe the other people can say that too. You told us until 2024 that you would promise us you would stay. To me, that makes me feel like maybe in 2024 you will rip all that stuff out. That is the impression that you left to me. And maybe other people can talk on that too because that's the impression that you left.

Bridget Morse: Well we have no legal standing to remain over there with any of our stuff past our lease do we.

Kennedy Kleinsasser: Correct. And that's...

Hannah Nieskins: Well you don't have legal standing now you have a building on a concrete slab. There's nothing else that allows you to have all that stuff over there according to the lease that's being terminated is simply for a clubhouse with a concrete slap. That is it.

Kennedy Kleinsasser: We just want to know... This thing is a huge asset to the community and you guys have put a load of work into it. Excuse my language, sorry. You guys have put a lot of work into it and nobody's trying to discredit that. We are wanting to move forward and help you get stuff, that's all we want. But when you're, again just promising me up until 2024 when your lease stays that you potentially could pull all of that from the community, as a person that works for the town, anybody that's trying to take an asset away from the townspeople it's going to put up a fight with. I mean I could any of the council members, if you're trying to take something away from our community, that's a big deal. We need to know. And I'm not saying that you don't own it or whatever, I'm just, we need to know if it's going to stay for the community. I don't even ride horses usually. So I don't have anything over there.

Curtis LaFontaine: So I think the master, my name's Curtis LaFontaine and I think the master plan is for the rec board to be gone in two years anyway. And for the county to take over and get county funding for this. So I don't know that the Saddle Club wouldn't have a foot to stand on after. I don't know what would happen as far as how you would have a lease on there if the county took over and we got funding from the county to run the grounds. Cause it would be a county board, not a city board.

Kennedy Kleinsasser: Correct. And bringing that up again, we kind of need to know where we sit again if it's for the for the whole big kit and caboodle because if we're putting together a potential mill levy to get more funding to maintain it so you don't have to get sand for the arena and you don't have to mow the lawn and you don't have to spray the weeds. If we're going to do that, we need to know what sits there and what's going to stay. And if we don't have that answer, I mean that's why we're fighting. That's literally why we're fighting is because we just need to know if this is going to stay for our community or if it's going to go. With Saddle Club involved or not involved. We want to know we move forward with you guys. I've said that, I said it at your meeting that I want to turn over a new leaf. We got off on the wrong foot and I'm sorry, but then it was only promised till 2024 again, so.

Shawn Hoagland: Here's a pragmatic question. The footing can be solved that that can be figured out. But the arena around the fence, around the arena itself, how do we move forward, get that to a standard where you can court bucking events and work together on that. Because that's the thing, if we're not going to invest in those arena panels, if someday they may go away.

Candace Allin: Sorry. Candace Allin. I don't have any skin in this game at all. I don't ride horses. I haven't participated in anything over there whatsoever since I was a child. But is there any way that we could come up with, I don't know if it's been asked, a fair market value to buy them out of their stuff if they want

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to leave. If they care to leave, I don't want to see them leave obviously. Or maybe that all of us, because we all know each other and I see this back and forth volleying that maybe you could hire a professional mediator and say, "What do you want? What do you want? Let's come to the table". Because a lot of this people are taking very personal, I don't want to see this tear apart on quality. I think everyone is ready to put on their gloves and go to work as well as I am. You tell me what to do, I'll do it some tickets.

Roy McBride: That's been one of the questions we've asked. What does it take to make this work? And we're not getting an answer.

Dave Cole: I'm sorry. Sometimes they're equal I guess maybe they've never been in organizations or clubs before and when, and I've been to many of them in my life maybe. But when a representative goes to a meeting such as this, they should not be expected to be making decisions that have before they been discussed by the club. Correct? Isn't that how it should be done? In other words, there's an agenda. Representative sees the agenda, the group discusses what might pertain to them, they take a vote, the representative is prepared to take that answer to meet those agenda items and if new things come up, it's proper for them to go back to their club or organization, and discuss it. Correct. That takes time unfortunately.

Pat Peterson: But we've been doing that. We've been doing that. We've had multiple meetings.

Dave Cole: at that meeting the other night, some things we discussed after they left there was a club meeting let's say and raising those panels we've had a winner with unusual frost comp, et cetera. But the decision was made to go forward to the summer to see if some of this animosity wouldn't cool them down and go ahead and host the boxes, make sure the be wise rodeo got through, discussion was centered on some ideas for sand raising. Those arena panels was discussed. The date wasn't set because of the fact that, I mean at my place I couldn't drive the post from the ground or pull one out either at that point. But that was discussed and planned to carry through the summer. And of course then in the proposal to pull the lease came up.

There's been a lot of ideas kicked out. But I think it'd be good somehow if it could be narrowed down to what, 8, 10, 12 people? To discuss some of this instead of having stuff go through, well I don't know what all this put on the internet, but I've sat and talked to you many times about things. I don't know how we disagree but I mean tell a couple of things tonight, but. I don't have a firm answer on how to look forward. But the way I see it, you terminate that lease early tonight and it simply puts the Saddle Club in a crunch of two month, they've got to decide. And if there's no more discussion,

Bill Lanes: But again the question is that lease is only speaking to the Saddle Club building. So there's some misunderstandings here...

Dave Cole: That sends a message though by doing that if, okay, maybe I should ask, this considering the overall plans, is there something being planned? You know how rumors are, but is there something being planned right in that spot where the current Saddle Club building is sitting? That people don't want to talk about or?

Kennedy Kleinsasser: It was just the Saddle Club building sitting there. Because when I planned this I was under the impression that everybody was on board to move forward with this. It wasn't up until the December meeting. That I all of a sudden got the feeling that Saddle Club was not on board. So from April to December I thought everybody was moving forward and we were going to do this. I discussed

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with Roy adding more people on the board because I think more people helping get stuff done considering we're putting in for a 1.4 million grant, hopefully that it would help.

And Lonna had resigned from her position at that time. And so when I talked to Roy he said, "Call everybody that we're going to get going and we're going to add some people on this board and we're going to get going". And then I was bombarded with, "We don't want this", and maybe I should have communicated, but I was under the impression that I just sent it to the active members. I was relatively new at my job. So I sent it to the active members and if that was the lack of communication there I'm sorry, but I was under the impression that it was okay to add more members to the board and then the strife happened.

Roy McBride: We took it to the council.

Pat Peterson: Yeah.

Roy McBride: Went to the council.

Pat Peterson: And they modified the resolution.

Roy McBride: Modified the resolution.

Pat Peterson: That was a council's responsibility.

Roy McBride: That was a council decision. It had nothing to do with the rec board. We recommended that they extended, they extended it. They put the number of people and appointed the positions that were to be there.

Rich Johnson: Well correct me if I'm wrong, but the Saddle Club rep or rodeo rep was appointed by the mayor, correct?

Roy McBride: Right. That's everybody that sits on a one of those is appointed by the mayor. Everybody.

Bill Lanes: That's standard practice standard in every committee. That's not unusual. That's standard.

Dave Cole: It is standard practice but it seems that the resolution has disappeared. But approximately 10 years ago that was changed.

Roy McBride: Who cares about 10 years ago? We want to get today.

Clark Kinney: Lived here very long. I was asked to. I've lived in a lot of different towns with same thing. But the one thing I will warn you about, if you let that Saddle Club go, you'll never get it built back. I've seen it happen a bunch of times. You never get the money to get it and you never get enough people together. The only problem that you guys have got right now is you got a communication problem. The Saddle Club is waiting on you people to get them a list of what you think you own and...

Kennedy Kleinsasser: That's the opposite. I have asked for a list, the rec board has asked for a list from the Saddle Club of what they owned. So vice versa from what you just said.

Clark Kinney: Well now this is not what many different people told me.

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Allissa Christensen: Did they read? Where they at that meeting? Did they read the minutes?

Linda Jung: Saddle Club has been...

Clark Kinney: Have you got a record of what you own?

Pat Peterson: Yeah.

Linda Jung: I have a personal yeah. It was asked of the Saddle Club to provide a list of things.

Pat Peterson: No they don't.

Katy James: Yes. I think that's asking...

Clark Kinney: The town has a list of what you own. If you had that you could compare...

Kennedy Kleinsasser: So the problem is prior administration, I can't control what they saved versus what they filed. So unfortunately when I stepped into this position, I was not privy to that information because I don't have any.

Clark Kinney: I think that's what you're going to have to get figured out to get anything done.

Kennedy Kleinsasser: That's what I've been trying to do since April of last year and I've been trying...

Allissa Christensen: I encourage everyone to read the minutes, read the minutes of the meetings. It's enlightening.

Roy McBride: We could stay here and talk all night and discuss this and get mad and throw things pretty soon. I think we've got a motion on the floor. It's been seconded. We'd like to end discussion.

Shawn Hoagland: I have one more question before we table that. Our next meeting is the 17th, correct?

Kennedy Kleinsasser: Correct.

Shawn Hoagland: We are painting Saddle Club into a corner based on 0.7. And this thing that we terminate this thing that've got 60 days is they have to do something to get the property off or specifically it says it goes to the town. It's all under contention. Right? So it's what the 10th, so seven days. If we table this, Bridget has got more information on her lap than we've had, I want to throw it out there to discuss table it till the 17th. If we can get it on the agenda. If we can't get it on the agenda then go to the vote. But if we can get it on the agenda that gives us seven days to sit down and have a real talk, it might not end well, but.

Bill Lanes: So I haven't said a lot, I have no horse in this literally. I think this is a good move to go this direction. It's not as abrupt as you might have been expecting. But I've asked, I've been approached by a couple, only a few Saddle Club members and we just have to end this. I don't like the mayor appointing, all these shenanigans of, I've heard a lot of negativity from the people have contacted me from the Saddle Club and on this side I've heard very little negativity honestly. And so I think it's a good move what Shawn is suggesting so that we could move forward in this process.

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Linda Jung: I have no problem with the motion you're making, but we need that information from you Bridget to be able to move on.

Bridget Morse: Let me make a spreadsheet.

Pat Peterson: Any way you can. Whatever information you have we need. Because so far we've gotten nothing.

Linda Jung: Yeah, we can't work on, I don't know how many times we've asked for it. We've asked for it a lot. I know the rec board has, we've asked the rec board board it, we can move on and wait seven days if we get the information.

Shawn Hoagland: We've already made a resolution. That was a substantial change anyway as far as fees, everything that's all in the resolution, created the new board. But there's a lot left unsaid there and it all revolves around the arena and the equipment.

Linda: Which has nothing to do with this lease.

Shawn Hoagland: And a lot of it is not under contention. There's no dispute. But there is on a lot of it, some really important points.

Liz Pullman: Where is the rec board at with an actual engineered layout? Because I'm asking for a couple of reasons because at the sustainability committee level, without something more engineered and not just Kennedy's drawing, which is great, those kinds of things, you're not going to be able to apply for grants without having an engineer. So that's going to cost grants.

Kennedy Kleinsasser: So we applied for a CBDG grant, planning grant for our engineer to engineer something. We have not gotten the grant yet. We should know hopefully in a couple of weeks, so I would guess...

Liz Pullman: As the ETA once. So what I'm saying is, it's difficult for any of you guys to make a decision on anything if you don't actually know what you're looking at for a layout.

Is that something that can be done in the next six months, or is something that can be done in three months?

Kennedy Kleinsasser: That's what we're trying to move forward with. And that's the question is am I going to have to put an arena plan in that master plan? That's what's been holding us up for the most part?

Liz Pullman: Well, there's going to be an arena no matter what. What I'm saying is your engineers' layout, because they were asking questions about where's the Saddle Club building going to be? You don't know where everything's going to be. How can anybody agree on what...?

Allissa Christensen: Well we have to get funds first before we just say, "Hey engineer, design this", we got to have a way to pay for it.

Roy McBride: We have a vision.

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Liz Pullman: That's what I'm saying. Saying do you have something that's more than just Kennedy's drawing that people could look at?

Roy McBride: That's pretty much the vision right there.

Allissa Christensen: Okay.

Roy McBride: We don't have anything engineering.

Kory Klapan: So I'd like to jump in there just for a little bit. I don't know exact times when this thing was start thought of. The new rec board wasn't involved, but the old rec board was asked to bring any ideas they could on paper. The only person that's ever come up with anything is Kennedy. There was several people asked for ideas. I mean those first couple meetings, there was a lot of people here and nobody has come up with an idea. But Kennedy.

Allissa Christensen: Okay.

Kory Klapan: So therefore if we do get planning grant money, people have to pipe up and say what they're expecting. This drawing that Kennedy did was just her idea. I mean it's nothing...

Liz Pullman: See, I think there's some contention there because anytime that somebody says, "Well where's the Saddle Club building going to be?" Kennedy will say, "Well this is just my preliminary drawing", but that doesn't lead an answer for the Saddle Club or where the baseball fields are.

Roy McBride: Cause she's the only one that did anything.

Liz Pullman: Yes, so I'm just curious...

Pat Peterson: But at this point we don't know if Saddle Club wants to be part of it.

Bill Lanes: Is there somebody from the Saddle Club that can speak to that? Are you in favor? Is anybody from the saddle club that can speak to this and say, "I'm in favor? Our group is in favor of moving forward with looking into these plans". Kennedy expressed at that meeting in January, "We're open to all kinds of ideas". She expressed that flat out there. So is there anybody that says, "Hey, from the Saddle Club, we're on board with this, we want to move forward because that's the idea here". We need to move forward. This and some of the personal things that have gone on and that's got to be to the wayside. This is for the betterment of this community for generations to come. And I think that is valuable to all of you. As part of this Saddle Club and everybody else, and I look at it from the viewpoint with the school especially, we have to make some changes there. We're not talking only Saddle Club, it's the whole complex.

Ed Guza: I was just going to say that the lease being a separate issue entirely. If the council decides to terminate the lease, as has been pointed out, there's still 60 days to and more if everyone agrees to talk about what happens to the improvements that have been installed outside the leases premises, which is the clubhouse and slab and hopefully try to reach a resolution. I think what I'm hearing at least is that the lease kind of stands as some sort of impediment to move forward because it's so antiquated, it doesn't really apply to what's actually happening on the ground. The thought that I've been explained is let's push the lease out of the way so we can at least have a conversation on what's there and try and reach an

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agreement on how to move forward. But the lease as it stands right now is just absolutely inapplicable to the situation. So get rid of the lease, start talking about what's left there and how to move forward.

Shawn Hoagland: So how do we, that's my point exactly. But how do we get them out of a 60-day corner? Because the lease says right, sure, upon termination, Saddle Club's responsibilities are removed.

Ed Guza: Yeah, I mean everyone's if proceeding forward in good faith and you're 40 days into it and everyone knows that we're not going to quite get there in the next 20 days. Certainly everyone can sign something that gives each other another 20 days or handshake across the table or whatever. I mean, it's up to the council to take steps if the termination clause has not been fulfilled. So the council can also grant more time if it so desires.

Shawn Hoagland: Can you do that in this motion right here, right now?

Ed Guza: Yeah, certainly. I mean the resolution is to terminate per the terms. Everyone can decide to give it 80 days, to give the Saddle Club 80 days to add an extension to paragraph seven.

Bill Lanes: So in essence, we'd be renegotiation the lease going to and do that.

Shawn Hoagland: Right. That's address the reality of what's going on over there. I mean, right...

Bill Lanes: Is that confusing for somebody where they take that out of line? It's just good business? It's good understanding to do this, to clear some of these things up?

Shawn Hoagland: But I want to do it before the seventh, 17th. Sorry. I mean, unfortunate traveling. I don't know. That was my thought is I don't like that 0.7. But if we could amend that so that we can meet with Saddle Club and their representatives, whoever they are, then let's hammer it out. Receipts and all. As a council, we're coming from a place of nowhere. I mean, we got bones of contention about what's in the ground, what's not, yada yada. I mean, that's the conversation that really needs to happen. And let's do it and see if we can form a new agreement. But Saddle Club doesn't feel like we're feeling right now. We're not trying to oust anybody. And we don't know. I mean, we don't have answers on who owns what, but we can come to an agreement. Even everything's on the table, like I said, but we just have to get creative because nobody has cash. I don't think you guys want to move all the work you include.

Bridget Morse: No, but on the same token, if it's 80 days looking at the fact that we have to find a new place to go. We have, we're now in a two phases. We're looking at option A and option B. The landlord says, move. So we got move, but maybe they'll let us stay. So maybe we'll work this option too. So you see how that's quite a conundrum? Would you stay as a family in a house when the landlord said, "Well, I'm going to pull a lease and you can renegotiate and we'll give you 80 days". But now all of a sudden, yeah, you can't come to an agreement and you don't have much time left to move the trampoline and the beds and everything else.

Roy McBride: Bridget? If I may say something. It's pretty much what you did to us when we asked. You said, "Okay, we'll stay building 2024". Same thing.

Bridget Morse: We're giving you time to rework the lease. All we want is to continue...

Roy McBride: That wasn't...

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Linda Jung: No that's not what you were saying.

Roy McBride: That's all we need to know. Do you want to continue? And how long? Tell us. That's all we need to know. Tell us how long.

Bridget Morse: Absolutely, we want to stay...

Roy McBride: Good. Tell us how long? Are you going to be there for perpetuity? So we can...

Bridget Morse: Well if you'll allow us to stay forever.

Roy McBride: You know what, we've asked this question a hundred times and this is the first time I've heard anybody say we wanted to stay.

Bridget Morse: I've said it every time.

Roy McBride: No, you have not.

Bridget Morse: Then you haven't listened.

Roy McBride: If you're going to, all you had to do is say, "We're staying". Period. No screens, no hooks. "We're staying. We're going to be a productive part of that 10 member committee".

Liz Pullman: But did the Saddle Club try to renew the release till what? 2035? But it was...

Roy McBride: That's illegal?

Bill Lanes: That's illegal.

Liz Pullman: Well, but still they were showing that they wanted to stay.

Bridget Morse: Yeah. And it doesn't have to be that. And you have quite a few leases that are 25 here in your books.

Roy McBride: Okay, we need to make a decision here. We're going to be here until the cow's go home.

Tim O'Donnell: Well, the only thing I just make, give one more comment. I mean, the Saddle Club meeting I went to last month, last one they had made clear to us that they were burned out, did not want to proceed and go forward. Any these visions that were the direct board considering, they wanted nothing to do with it. And the letter a couple of weeks ago indicated that we were trying to deprive the youth of this community from all the equestrian opportunities. Now, if they want to pull their arena out and whatever they own, or you know that that's not going to deprive anybody of an equestrian opportunity. I don't think so. And I'm still, I know that stuff with bought with grant money and public funding and different things. I don't know. I know that's another case wants us to rectified this lease thing, but I don't know where that, who really owns that stuff. I mean, can...

Katy James: So do we call for an amendment to the motion? I didn't make the motion, so.

Roy McBride: Do you want to amend the motion? Shawn.

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Kennedy Kleinsasser: Pat.

Shawn Hoagland: I didn't.

Kennedy Kleinsasser: Pat made the motion.

Roy McBride: Do you want to amend it?

Kennedy Kleinsasser: It's just to when you, you motion to open the...

Pat Peterson: To discuss.

Kennedy Kleinsasser: Well, there's no such thing as open to discuss, so now you have to amend.

Pat Peterson: The motion for us was to cancel.

Kennedy Kleinsasser: Correct. So now you have to amend that for whatever you would like. Or somebody can, I don't know.

Pat Peterson: Somebody else. I still think we should go forward with terminating the lease. I believe that we do that and that kind of forces everybody to have to come to the table and we can renegotiate an either a new lease or a new understanding or something. But I think we need to take the first step, otherwise we're going to be spinning our wheels.

Bill Lanes: So basically it's an amended motion then you're saying to terminate the lease with, you don't want to make a motion to renegotiate?

Pat Peterson: No. I just want to terminate the lease and then see what happens.

Kathy Clark: You want to terminate, excuse me. I'm sorry for interrupting. You want to terminate the lease and then see what happens?

Pat Peterson: Because I don't think anything's going to happen if we just keep discussing. I think this is kind of going to force people to either renegotiate a lease or to walk away. And I want that decision to be made. So I am moving that we terminate the Saddle Club lease at the rec complex.

Roy McBride: Okay, so your motion's not changed then?

Pat Peterson: No.

Kennedy Kleinsasser: No.

Roy McBride: Okay. It's okay.

Pat Peterson: This, I just have hope after that.

Motion carried unanimously

Bill Lanes: You have to understand that we're doing that to move forward. Don't read so much into it.

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Shawn Hoagland: Better get to the table. We have to make time to get together and get this thing done.

Pat Peterson: We're not trying to get rid of the Saddle Club. You were too valuable and did too much. But right now you're also dragging your feet. And this is one way I think to force things to be decided.

Cathy Wall: May I just say something again? Like everybody else I don't own a horse. I used to have a horse, but I was sitting in here and I don't remember exactly what you said, sir, but I think it's you threatened them. You sat here and threatened them. That's exactly...

Shawn Hoagland: With all due respect it's a two-way street.

Cathy Wall: I have, I'm saying what I heard here.

Rich Johnson: It's about leverage. I get it.

Shawn Hoagland: Both ways.

Rich Johnson: I see that. I see that.

Shawn Hoagland: It's very unknown.

Rich Johnson: But if I want to dance with a beautiful woman, I don't yank her by the arm either. I ask her out on the floor. Thank you for your time people.

XIV. ADJOURN

Shawn motioned, Pat seconding.