

2020 BROADWATER COUNTY FAIRGROUNDS MASTER PLAN



A coordinated effort between:
Broadwater County
City of Townsend
Broadwater County Trust Board



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BACKGROUND

Broadwater County has featured an organized, annual County Fair & Rodeo since 1964. The annual Fair & Rodeo has become a signature County event that not only provides an opportunity to showcase the livestock and farming traditions, but an occasion for residents and visitors to come together as an extended community.

Over the years, the fairgrounds and its associated events have been slowly established as valued community assets through efforts by the County, the Fair Board, the Rodeo Club, the 4-H Board, MSU Extension and various community groups. In the process, the Fairgrounds has become a hub of recreational and community activities for Broadwater County.

Recently, aging facilities (many well beyond useful life), inadequate space for events and parking, inadequate utility services and increased expectations for the Fairgrounds have prompted the County to explore expanding and/or rehabilitating the facility. The Broadwater County Trust Board has available funding via the application process for improvements to the Fairgrounds. This funding prompted interest in the development of a master plan for the facility to outline potential improvements, identify specific needs, and develop a plan of improvement. It is anticipated that planning for the first phase of improvements will commence in 2020.

PURPOSE AND LOCATION

The Broadwater County Commissioners in conjunction with the Broadwater Trust Board hired WWC in July 2019 to prepare a Master Plan for the Broadwater County Fairgrounds. The intent of the master plan is as follows:

- To perform an evaluation of the existing fairgrounds and facilities to establish a direction regarding the use and disposition of the existing facilities;
- Establish the location and scope of modified or new facilities that will improve events, service capacity, and economic performance of the Fairgrounds;
- Support both fair and non-fair events and business activities.

Intent of the
Broadwater County
Fairgrounds Master
Plan

The project area includes approximately 76 acres adjacent to the Townsend Airport. The project includes the lands between Airport Road to the west, US Highway 12 to the south, MT Highway 284 to the east and the Townsend Airport to the north as shown on Figure 1 and Exhibit 1. This master plan is a guide for prioritizing future investments in the long-range development of the Fairgrounds. In line with the County and user's goals

and community feedback, the Master Plan focuses on strategies that expand uses for the Fairgrounds while honoring its cultural significance and financial sustainability. It defines the program for long-term Fairgrounds enhancement, including recreational, educational, cultural, scenic resources, facility and infrastructure development, and natural resource management.

Within this context, the goals of the master plan include:

- Create a Fairgrounds that is functional, visually pleasing, and accessible.
- Expand the versatility and use of the Fairgrounds for existing and potential users.
- Identify necessary and desired improvements and develop a phased approach for implementation.
- Quantify improvement costs for each of the proposed improvements.
- Identify funding mechanisms for improvements.

Goals of the Broadwater County Fairgrounds Master Plan

The Fairgrounds function as a typical county fairground. The primary event hosted during any given year is the Broadwater County Fair & Rodeo. The Fairground's events are primarily agricultural in nature and its facilities are positioned to satisfy the basic annual Fair & Rodeo activities such as indoor and outdoor exhibits, concessions, vendors, entertainment, livestock shows, the 4-H Sale, NRA, local rodeos, and other events. The Fairground's buildings and structures include the 4-H Building, Commercial Building, Public Restrooms, Concession Building, Grandstands, Outdoor Arena, Indoor Arena, Livestock Pens, Horse Barns and various other facilities. Figure 2 and Exhibit 2 illustrates the location of the existing facilities. Ownership of the parcel and adjacent parcels is found on Exhibit 3 and existing use areas is identified on Exhibit 4.

PLANNING PROCESS

The development of the master plan relied heavily upon the assistance from a well-informed group of stakeholders that consisted of representatives from Broadwater County, the local Rodeo Club, Broadwater 4-H, the Broadwater County Fair Board, the Broadwater County Recreation Board, MSU Extension, and past users of the Fairgrounds. During the course of the master planning efforts stakeholders were asked to identify and prioritize potential improvements. The initial team meeting included a site visit to better understand the nuances and complexities of the site and its issues and opportunities.



Figure 1. Fairgrounds Location Map

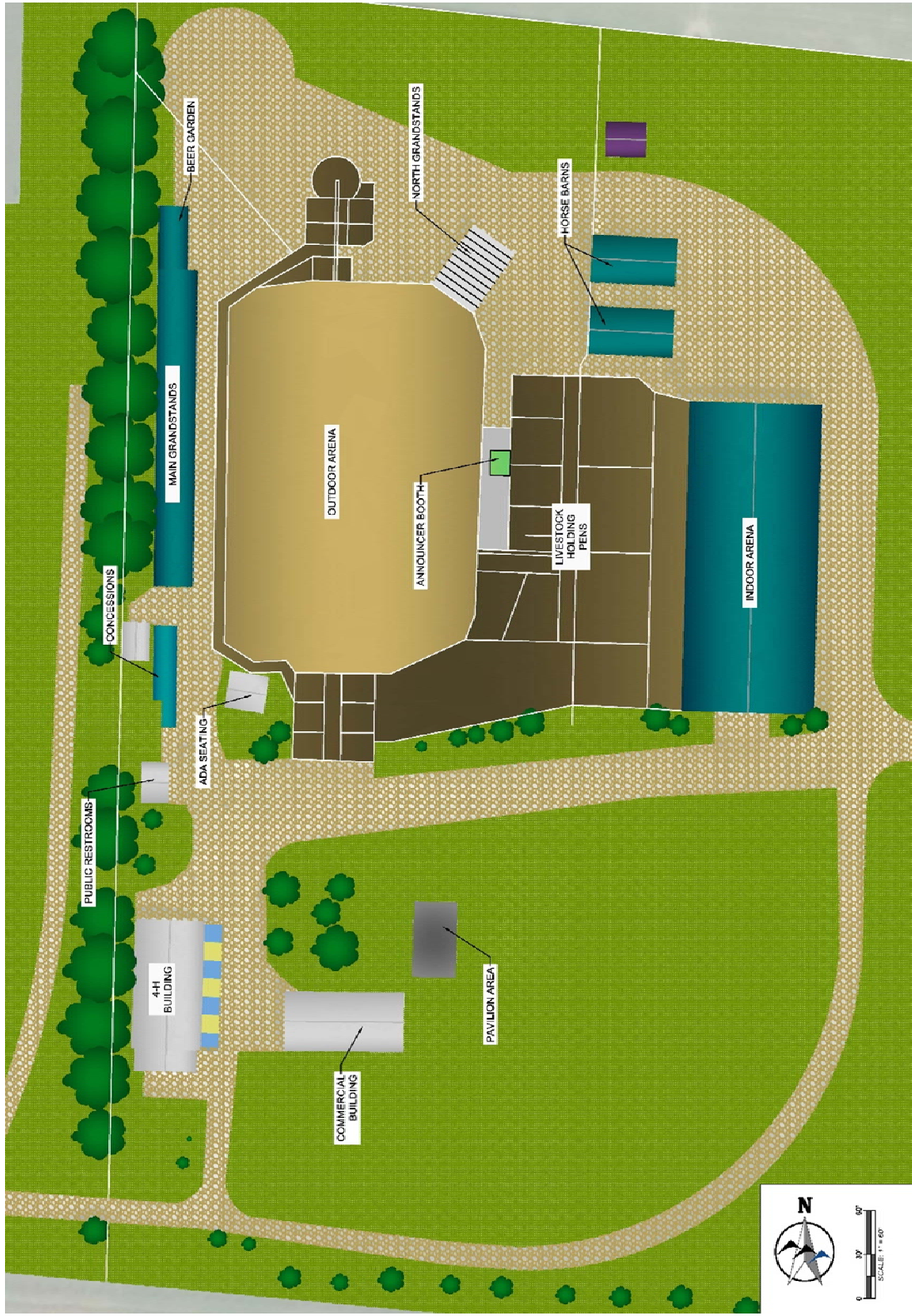
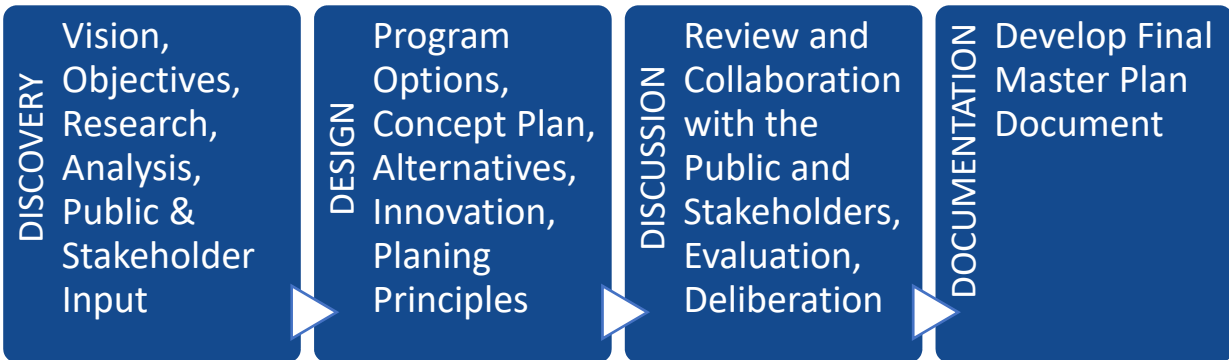


Figure 2. Existing Fairground Facilities

Subsequent stakeholder meetings and correspondence focused on overall Fairgrounds use and development, potential improvements, and prioritization of improvements. Feedback from the stakeholder group guided development of the master plan during each phase.



EXISTING CONDITIONS

As part of the master plan process, the existing Fairground’s facilities were evaluated to determine the condition of the existing facilities and their suitability toward existing and future events. The following is a summary of this evaluation.

Buildings and Structures

Ownership of structures within the Fairgrounds is identified within the Rodeo lease found in Appendix B.

4-H Building

Approx. Size: 4,711 SF Total

Year Built: Early 1970s

Amenities: Kitchen, Restrooms, Large Open Space, Heating System, Generator, Propane Tanks, and Storage Closet.

Existing Use: The facility is heavily used by the community. It is scheduled out practically every week of the year. It is one of the only larger indoor facilities available for the community to use for events.



Condition: The building's structure is in fair condition but well past its useful life. The kitchen is in need of upgrades, the restrooms are inadequate, the heating is inadequate, there is no air conditioning. The initial building was a large 40' x 90' structure that serves as the open space portion of the building. That portion of the building is of wood construction, with large wood glue laminate beams that serve as the truss structure. The interior finish of this portion of the building is wood paneling and sheetrock with exposed closed-cell spray foam insulation in the ceiling. The heating system in the large space consists of two large propane heaters. The electrical system within the older large open space is in poor condition and in need of upgrades. The kitchen and bathroom areas were added on to the south of the building at a later date. This portion of the building is of typical wood construction. The heating system in the bathrooms and kitchen is electric. The interior finish of this portion of the building is sheetrock. There is a large storage closet access from the south of the large indoor space that houses tables and chairs for events. Due to the age, structural condition, and fabrication of the building, remodeling would be costly.

Commercial Building

Approx. Size: 3,026 SF Total

Year Built: Late 1980s or early 1990s

Amenities: Large Open Space, Lockable Storage Area in the SE corner.

Existing Use: The facility is lightly used by the community. It is scheduled out typically only during Fair week to hold vendors. The building is otherwise used for storage.



Condition: The building's structure is in good condition. The building has no heat, insulation or interior finish. It is a basic pole barn building shell. There is a 10' x 13' enclosed storage unit in the southeast corner of the building. The interior of the building has two center support structures that are spaced out evenly

on every truss. These center supports limit the use of the interior space as the supports provide obstacles to the use of the building. The electrical installed within the building is in good condition.

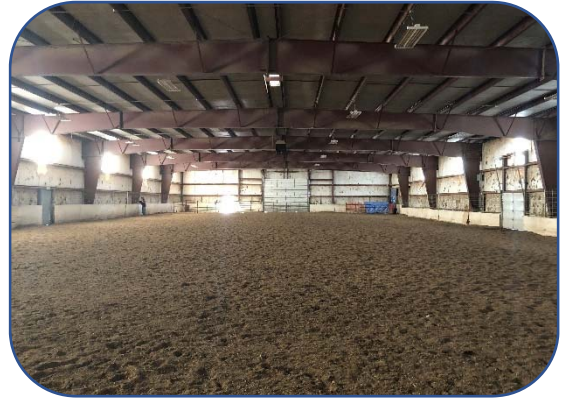
Indoor Arena

Approx. Size: 18,500 SF Total

Year Built: Late 1970s

Amenities: Large Open Space and Indoor Riding Arena.

Existing Use: The facility is heavily used by the community. It is scheduled out frequently for roping events, horse shows and other livestock events including the 4-H Sale during the annual Fair.



Condition: The building's structure is in good condition. The building has no heat but does have insulation. The building has no interior finish. The insulation is closed-cell spray foam insulation that has been blown in between the steel support structures. The building is a steel building structure. There is a 10' x 13' announcer's booth in the north center of the building. The interior of the building has no center support structures and has a dirt/sand floor that is typically used for indoor horse and/or roping events. The building has no area for spectator seating. The electrical installed within the building is aged and in need of replacement.

Outdoor Arena

Approx. Size: 43,000 SF Total

Year Built: Late 1970s, Early 1980s for Current structure. The original Facility was built in the early 1960s.

Amenities: Outdoor Riding Arena and livestock holding pens.



Existing Use: The facility is heavily used by the community. It is scheduled out frequently for roping events, horse shows and other livestock events including the annual Fair & Rodeo.

Condition: The outdoor arena is comprised of a large outdoor riding arena with a sand/dirt base utilized for roping, riding and rodeo events. The arena is enclosed by steel tube fencing that is in need of new paint. There are a number of steel enclosed livestock pens that lie between the outdoor arena and the indoor arena, and there are animal pens on both the southern and northern ends of the outdoor arena. The steel animal pens, fencing and other appurtenances are in good condition.

Public Restrooms

Approx. Size: 518 SF Total

Year Built: 1980s

Amenities: Public restroom facilities for men and women with multiple stalls to accommodate high use during the Rodeo and Fair.



Existing Use: The facility is used by the community during events when the entire grounds are being used. The facility is locked outside of these events.

Condition: The building's structure is in good condition. The building has electric heat, is insulated and has a standard interior finish. It is a basic wood-frame construction building. The restroom facilities are functional but dated.

Concession Building

Approx. Size: 997 SF Total

Year Built: Late 1970s

Amenities: Concession facilities with refrigeration, electrical, water/sewer, and heating to accommodate high use during the Rodeo and Fair.

Existing Use: The facility is used by the community during events when the entire grounds are being used. The facility is locked outside of these events.



Condition: The building's structure is in good condition. The building has electric heat, is insulated and has a standard interior finish. It is a basic wood-frame construction building. The building was recently updated in 2018 to include sheeting installed through the main area, plumbing upgraded to pex, and stainless steel covers put on the counters. In 2019 an epoxy floor was installed. The original structure was built in the early 1960s.

Beer Garden

Approx. Size: 345 SF Total

Year Built: Ongoing since 1964

Amenities: Concession facilities with refrigeration, electrical, and heating to accommodate high use during the Rodeo and Fair.

Existing Use: The facility is used by the community during events when the entire grounds are being used. The facility is locked outside of these events.



Condition: The building's structure is in good condition. The building has electric heat, is insulated and has a standard interior finish. It is a basic wood-frame construction building.

Main Grandstands

Approx. Size: Seating Capacity = 1,500

Year Built: 1970s. The original seating was installed in the early 1960s.

Amenities: Wooden bleachers with walkable rows and stairways at regular intervals.



Existing Use: The facility is used by the community during events when the entire grounds are being used or when the outdoor arena is being used.

Condition: The underlying structure of the main grandstands is in fair condition. The main grandstands seating area is comprised of a wooden structure with adequate supports and bracing. The main grandstands are mostly covered with a steel post and beam structure with a metal roof. The main grandstands cover is in good condition.

North Grandstands

Approx. Size: Seating Capacity = 250

Year Built: The current structure was built in the 1980s. The original structure was built in the early 1960s.

Amenities: Metal bleachers with a center walkable stairway.



Existing Use: The facility is used by the community during events when the entire grounds are being used or when the outdoor arena is being used.

Condition: The underlying structure of the north grandstands is in good condition. The grandstands seating area is comprised of a steel

structure with adequate supports and bracing. The north grandstands are uncovered. The north grandstands is in need of painting.

Access & Parking

Access to the Fairgrounds is made primarily by a single approach from US Highway 12 that is shared with the Airport. One additional access to the Airport property parking area also occurs via an approach from US Highway 12 just west of the primary approach to the Fairgrounds that accesses the west side of the Airport. Parking for the Fairgrounds events occurs either within the existing Fairgrounds on the grassed areas throughout the Fairgrounds property, on the Airport property immediately west of the Fairgrounds, or on the pivot corner immediately east of the Fairgrounds on property owned by the City of Townsend. See Figure 2 for a graphical description of these areas.

Utilities and Infrastructure

The Fairgrounds and associated buildings currently have the required utilities to facilitate events held at the Fairgrounds. Utility capacity is often exceeded during large events, as described below in Table 1:

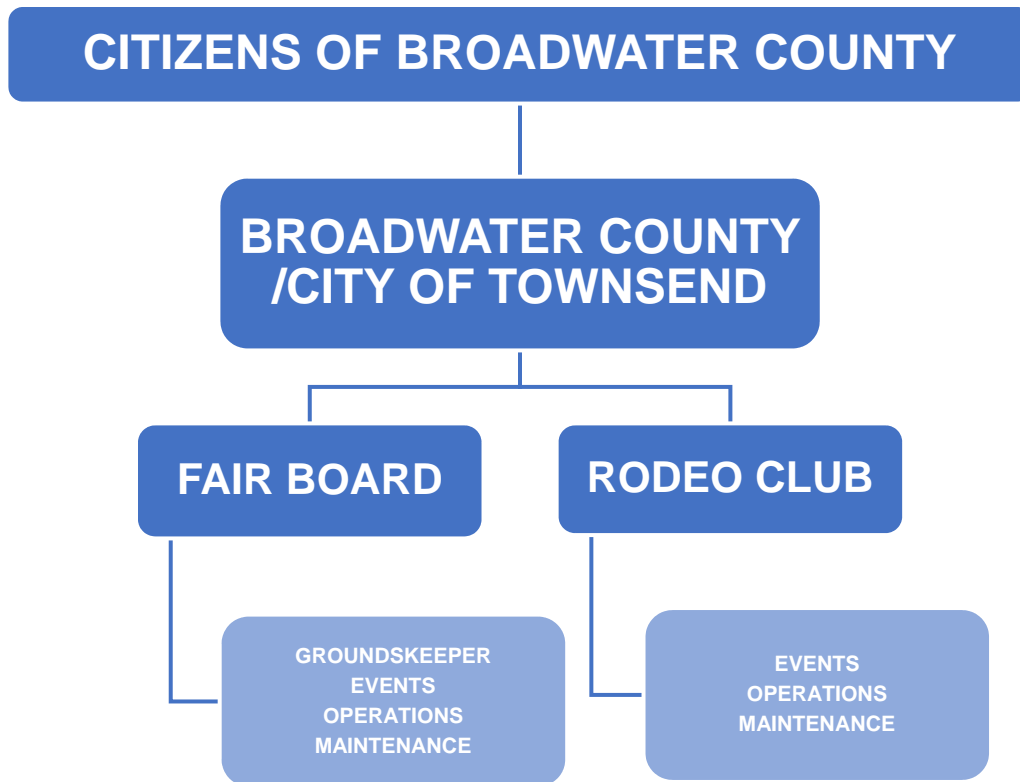
Table 1. Utilities Summary

Utility	Description
Water	Water connections exist to the public restrooms, concession areas, 4-H Building and several outdoor frost-free hydrants. The water supply is from an existing well that sits behind the concession area that feeds water via 1-inch poly lines to each service area. Service into the existing structures is adequate for current usage. The existing well is permitted through the Montana DNRC as water right 411 36168-00 and appears on the Montana Ground-Water Information Site with a GWIC ID=19359. The water well information is provided in Appendix A.
Sewer	Sewer connections exist to the existing public restrooms, 4-H Building and concession area. 4-inch sewer lines connect these building to an on-site septic system that is located south of the 4-H Building. Service into the existing structures is not adequate for current usage. Details on the existing septic system were requested, but no records were found. Therefore, WWC performed an estimate of the drainfield system size based on existing disturbance outlines.
Site Electrical	Single-phase power is provided to the site and structures. Three-phase power is limited to a source connection on the southwest portion of the property along US Highway 12. Distribution

Utility	Description
	throughout the site for the Fair and other event utilization is limited and should be expanded for efficiency and safety concerns.
Propane	Propane gas is provided to the 4-H building. It is primarily for heat. Supplies and lines are available for current and projected use plans.
Storm Drainage	Minimal drainage improvements are in the Fairgrounds. Runoff from the park is typically self-contained through significant grassed areas and high permeability soils. Additional building expansion or hard surfacing would require a stormwater collection system.

FAIRGROUNDS OPERATIONS

The Broadwater County Fairgrounds is owned by the City of Townsend and Broadwater County and is facilitated by a Fair Board, as directed by the Broadwater County Commission, and is operated by the local Rodeo Club through a long-term lease (see Appendix B). The following organization chart shows the hierarchy and responsibilities for the Fairgrounds.



Responsibilities for the Broadwater County Fairgrounds is broken out for each responsible party as described below:

Broadwater County Commission/City of Townsend: Broadwater County and the City of Townsend own the Fairgrounds and are the entities in charge of the facility.

Fair Board: Responsible for facilitating all events at the fairgrounds. The Fair Board operates and maintains the 4-H Building and the Commercial Building, and all use of these two facilities is controlled by the Fair Board. The Fair Board hires a local groundskeeper who performs mowing and irrigation activities, restocks the public bathrooms, performs miscellaneous maintenance and cleaning activities where necessary. The Fair Board has a memorandum of understanding (MOU) with the Rodeo Club for annual use of the Indoor Arena that is updated every year. A copy of the MOU can be found in Appendix B.

Rodeo Club: Through a long-term lease, the local Rodeo Club is responsible for the operation and maintenance of all portions of the Fairgrounds with exception to the 4-H Building and the Commercial Building. The Rodeo Club plans and organizes the annual rodeo and local roping events. The Rodeo Club takes care of the costs associated with the activities performed by the Fairgrounds groundskeeper. The Rodeo Club also schedules and coordinates all activities outside of the Broadwater County Fair.

The primary event at the Fairgrounds is the annual Fair and Rodeo. There are three primary tasks associated with the Fair and Rodeo that include the Rodeo, the Fair and the 4-H Exhibits. All of these individual portions of the event are the responsibility of different groups. The Rodeo Club plans, organizes, advertises for and runs the Rodeo. The Fair Board takes care of advertising, vendors, open-class events, entertainment and other miscellaneous items for the Fair. The local 4-H Council and committees set up the 4-H Sales and exhibits within the 4-H Building and indoor arena and are responsible for all operation and maintenance costs for the 4-H Exhibits and associated events including the 4-H Livestock Sale.

The following outlines the responsibilities of each individual entity associated with the Fairgrounds:

Broadwater County/City of Townsend

- Long term lease with the local Rodeo Club
- Oversight of the Fair Board
- Primary responsibility for the Fairgrounds
- Road maintenance and plowing activities

Fair Board

- Operation, maintenance and rental of the 4-H Building
- Operation and maintenance of the Commercial Building
- Facilitate all events associated with the 4-H Building
- Planning, organizing and sponsoring the annual Fair

- Mowing, irrigation, stocking of public restrooms and miscellaneous maintenance activities (groundskeeper)
- Costs including power and propane for the 4-H Building, power for the Commercial Building, advertisements for the Fair, groundskeeper wage, entertainment for the Fair, insurance for the Fair, insurance for the 4-H Building and Commercial Building.

Rodeo Club

- Planning, organizing and sponsoring the annual Rodeo
- Planning, organizing and sponsoring local rodeo and horse events
- Operation, maintenance and rental of all remaining elements of the Fairgrounds (4-H Building and Commercial Building excluded)
- Irrigation water from Broadwater-Missouri Canal
- Annual Fair & Rodeo Parade permits and street closures
- Costs including all costs associated with the annual NRA Rodeo, costs for local rodeos and horse events, advertisements for Rodeo and other local events, water costs for irrigation, maintenance of the mower and irrigation equipment, supply costs and pumping costs for the public restrooms, insurance for the Fairgrounds excluding the 4-H Building and Commercial Building, and other costs associated with operation and maintenance of the facility.

4-H Council & Committees

- Planning, organizing and sponsoring the annual 4-H Exhibits and Livestock Sale
- Costs associated with use of the indoor arena during the annual 4-H Sale and other miscellaneous costs associated with the annual 4-H Sale.

Operational Funding

The Broadwater County Fairgrounds is funded primarily through the support of local volunteers. The Fair Board is funded with approximately \$36,500.00 to operate each fiscal year, or a total of 2 mils based upon the County's fiscal year mil value. The Fair Board pays a salary to the fair manager (8 hours/week), and groundskeeper (15 hours/week from April 15th through October 15th each year). The Fair Board covers all costs of putting on the fair including judges, ribbon premiums, postage, supplies, entertainment, disc jockey for the Saturday night dance for the families under the big tent, janitorial supplies for 4-H Building, and maintenance on the 4-H Building and Fair Exhibit (Commercial) Building.

The Rodeo Club is funded through ticket sales, sponsors, and beer sales from the annual NRA and local Rodeos. These funds are used to pay for the livestock usage during the Rodeo, supplies for the public bathrooms, supplies for the beer gardens and maintenance on the remainder of the Fairgrounds. The amount of maintenance that occurs is based on need and/or operational requirements.

Utilization

The Broadwater County Fairgrounds is used by a number of groups for various venues throughout the year. A tabulation of the use of the Fairgrounds was provided by the Broadwater County Fair Board and is included in Appendix C. The following tables represent data for usage of the 4-H Building, Arena Operations, and Grounds Activity.

4-H Building Utilization Summary

The 4-H Building has hosted on average over 50 bookings per year during the past 3 years that have included banquets, meetings, and weddings. During this period, local 4-H/Extension have accounted for the highest number of uses while associations and fundraisers also represented a significant amount of usage during this period. The utilization of the 4-H Building during the period 2016-2019 is shown in Table 2.

Table 2. 4-H Building Usage Summary (2016-2019)

Event	2016-2017	2017-2018	2018-2019	Average
School	3	2	1	2
Business	3	2	5	3
Extension	5	11	6	7
4-H	25	23	38	29
Fundraiser Meeting/Dinner	7	7	9	8
Wedding/Funeral/Grad	11	4	4	6
Eye Clinic	1			1
DES	1		1	1
Concert	1			1
MMA	2	2	1	2
Rodeo/Fair	1	1	1	1
Movie/Trivia	1		2	2
Animal Workshop		2		2
Public Meeting			1	1
Other	1		2	2
Total	62	54	71	62

Source: Broadwater County Fair Board

Arena Operations Utilization Summary

Arena operations accounts for the indoor arena, the outdoor arena, and livestock holding pens. The arenas and livestock pens hold a variety of equine/livestock-related activities and rodeos throughout the year. Local and regional livestock/horse groups and associations account for a significant amount of this usage. Arena operations for the period 2016-2019 are shown in Table 3.

Table 3. Arena Operations Usage Summary (2016-2019)

Event	2016-2017	2017-2018	2018-2019	Average
Roping	22	2	31	18
4-H	13	18	20	17
Horse Clinic/Show	1	2	2	2
Barrel Racing	1	1		1
Rodeo School		1	1	1
Total	37	24	54	38

Source: Broadwater County Fair Board

Grounds Activity Utilization Summary

Grounds activities account for those events that are held on the entire property, using the various open areas, parking areas and other facilities. Usage summary for the various grounds activities from 2016-2019 are shown in Table 4.

Table 4. Grounds Usage Summary (2016-2019)

Event	2016-2017	2017-2018	2018-2019	Average
Auction	1	1		1
4-H	1			1
State JH Finals Rodeo	1	1		1
School Event	1	3	1	2
Roping	5	6	4	5
JH Rodeo	1	1	1	1
Circus	1		1	1
Fair & Rodeo	1	1	1	1
Concert	1			1
Good Sams Convention		1	2	2
Boy Scouts of America		1		1
Fire Camp			1	1
State O-Mok-See			1	1
Total	13	15	12	13

Source: Broadwater County Fair Board

As the

shows, the 4-H Building is the most heavily used facility within the fairgrounds. Many of the respondents during the interview phase of this project indicated that they like the 4-H Building for events due to the ease of scheduling, location, and low cost to rent the facility. There are not many facilities in Broadwater County that are capable of hosting large groups of people, and even fewer that can accommodate meals.

shows a graphical representation of the Fairgrounds usage by area as expressed by the average usage over the past three years.

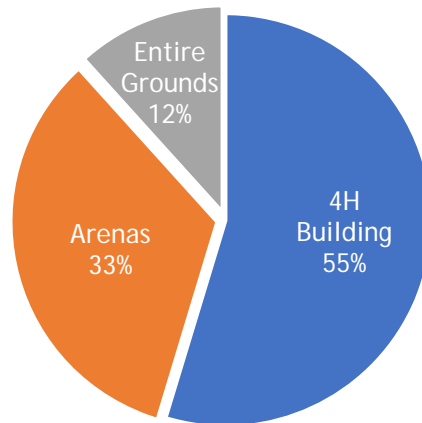


Figure 3. Fairgrounds Average Operations Usage Summary (2016-2019)

Broadwater County Fair & Rodeo

One of the primary events that is held at the Fairgrounds every year is the annual Broadwater County Fair & Rodeo. This event includes a local youth rodeo on Thursday night, livestock shows on Friday and Saturday, a livestock sale on Saturday afternoon, a Northern Rodeo Association (NRA) sanctioned rodeo on Friday and Saturday nights, and a local adult rodeo on Sunday afternoon. The event is filled with vendors and entertainment options throughout the venue. Figure 4 shows the consistency of attendance over the past two years for the event:

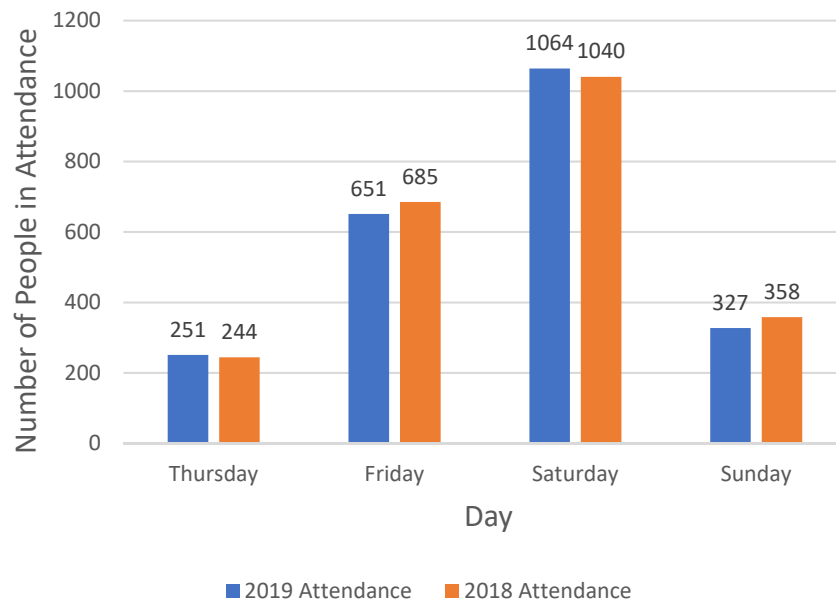


Figure 4. Broadwater County Fair & Rodeo Attendance Summary (2018-2019)

Event Parking

Parking within the Fairgrounds during events is typically achieved on the grassed areas within the Fairgrounds property. During larger events that include either the outdoor arena or the 4-H Building, parking is often accommodated on the airport property immediately west of the Fairgrounds property. However, during large events that take up the entire Fairgrounds facility, parking is spread out between the Airport parking area, the interior of the Fairgrounds, with overflow parking within the pivot corner directly east of the Fairgrounds. Parking for events was examined during the 2019 Broadwater County Fair & Rodeo. During this event, the maximum attendance was observed on Saturday. Parking counts for the event are shown in Table 5.

Table 5. Grounds Usage Summary (2016-2019)

Traffic Type	Location	Number
Campers	Rodeo Area	7
Campers	Interior	38
Total Camper Count:		45
Horse Trailers	Rodeo Area	25
Horse Trailers	Interior	15
Horse Trailers	Pivot Corner	13
Total Horse Trailer Count:		53
Cars/Trucks	Eastern Access Road	23
Cars/Trucks	Rodeo Area	125
Cars/Trucks	Interior	265
Cars/Trucks	Airport Property	272
Cars/Trucks	Airport Access Road	96
Cars/Trucks	Pivot Corner	46
Total Vehicle Count:		827
Total Vehicle Count:		925

As this table shows, approximately 925 vehicles were present during the 2019 Broadwater County Fair & Rodeo on Saturday night. Although there were some parking spots available and parking could have been performed more efficiently, there was not room to support a significant number of additional vehicles. The area west of the Fairgrounds on Airport property, that commonly supports vehicle parking for Fairgrounds events, was completely full and parking was performed efficiently. The interior of the Fairgrounds was nearly full, and a few more vehicles could have been parked in this area with more efficient parking. The Rodeo area, where most participants park, was also nearly full but could have supported parking for a few more vehicles with more efficient parking. The only area that was not full was the pivot corner directly east of the Fairgrounds property, which typically supports overflow

parking for events. It is anticipated that with more efficient parking the Fairgrounds property and Airport parking areas can support up to 1,000 vehicles with this same mix of campers, horse trailers and vehicles, which is common for nearly all Fairgrounds events that utilize the entire grounds. However, it is anticipated that the pivot corner, which supports overflow parking for Fairgrounds events, can support parking for an additional 500 vehicles.

PUBLIC INVOLVEMENT

The WWC Design Team conducted an on-site field analysis supported by data and information provided by Broadwater County and the Fair Board. They visited the site on numerous occasions and observed operations directly during the 2019 Broadwater County Fair & Rodeo. The planning process was collaborative by design, incorporating input from Broadwater County staff, City of Townsend leadership, project stakeholders and members of the public. The following are the three main participation formats that were utilized to receive input and direction:

1. Broadwater County Fairgrounds Master Plan Stakeholder Group

A stakeholder group was assembled that was comprised of Broadwater County staff/leadership, fairground stakeholders/operators, fair and rodeo experts, and local community representatives. The group worked closely with the WWC Design Team, reviewing plan progress at key stages throughout the process including:

- Existing Conditions and Analysis
- Interviews and Stakeholder Input Review
- Plan Alternatives
- Preferred Alternative
- Final Plan Implementation

The stakeholder group provided direction and recommendations throughout the process. A list of committee members was selected from this group to assist in the prioritization and selection of projects. These committee members are as follows:

- Broadwater County - Darrel Folkvord, Commissioner
- City of Townsend - Christina Hartmann, City Council Member
- Broadwater Trust Board - Steve McCullough, Member
- Fair Board - John Rauser
- Rodeo Club - Wynn Meehan, President
- 4-H Club - Allison Kosto
- Broadwater Recreation Board - Adam Six

2. Postcards & Online Survey

Postcards were prepared and distributed during the initial public input meeting and during the 2019 Broadwater County Fair & Rodeo. These postcards were given out to members during the initial public meeting and were placed in the 4-H Building, the

Indoor Arena during the livestock show and sale, at the Beer Garden, and at the Concession Building during the Fair & Rodeo. The postcard was vetted by the stakeholder group and consisted of the following questions:

- 1) What is your age?
- 2) Are you a resident of Broadwater County? Yes No
- 3) Are the fairgrounds in the correct location or should they be located somewhere else in Broadwater County?
- 4) How many events have you attended at the Broadwater County Fairgrounds over the past 3-5 years?
- 5) What events did you attend?
- 6) Please rate the Fairgrounds on quality or usability of the buildings and facilities (1 being very low and 10 being very high).
- 7) What facilities (buildings, outdoor spaces, etc.) would you like to see improved/expanded at the Fairgrounds?
- 8) What new events, opportunities or entertainment should be held at the Fairgrounds?
- 9) Other comments/observations?

In addition to the postcards, WWC developed an online survey via Survey Monkey to gather additional input from Broadwater County residents. An ad was placed in the Broadwater Reporter for two weeks with the web address link to the survey. Between the postcards and the online survey, WWC received approximately 30 responses from Broadwater County residents. The results of the survey responses are provided in Appendix D. A previous survey performed by the Broadwater County Recreation Board is provided in Appendix E.

3. User Groups/Stakeholder Interviews

Face-to-face and phone interviews were held with key individuals, Fairgrounds users and representatives of stakeholder groups to ascertain the specific needs and desires for the facility. Interviews were held over several months with the following individuals and groups:

Group Meeting	Broadwater Rodeo Club
Group Meeting	Broadwater Fair Board
Jason Noyes	Broadwater 4-H
Allison Kosto	MSU Extension
Group Meeting	Broadwater Trust Board
Virgil Binkley	Broadwater County Rod & Gun Club
Mike Koehnke	Broadwater DES
Adam Six	Broadwater Recreation Board
Robert Michael	Rocky Mountain Supply

Jesse Swenson	Ducks Unlimited, Upper Missouri Chapter
Dave Cato	Mule Deer Foundation
Lance Kresge	Walleyes Unlimited Gal-Mad Chapter
Al Christopherson	Rocky Mountain Elk Foundation
Steve Palinkos/Mike Ferguson	Broadwater City-County Airport Board
Jim & Amanda Domino	Townsend Riders Club
Jan Finn	Rocky Mountain Breeder's Association
Ernie Forey	Broadwater County Development Corporation
Jemma Loughery	Broadwater FFA
Josey Quininoes	Boy Scouts of America
Michael Beattie	State JH Finals Rodeo
Codi Smith	Barrel Racing/Rodeos
Pat Plantenburg	Townsend Rotary
Jan Byrd	Good Sam's Convention

4. Public Meetings

An initial public meeting was held on September 26th in the evening at the Fairgrounds 4-H Building. The purpose of the meeting was to gather input from Broadwater County citizens regarding the master plan process, Fairgrounds use, Fairgrounds facilities, potential improvements, and other information as necessary.

In order to ensure the public had a chance to review plan options, alternative concepts were presented at the public review meeting on December 10, 2019 at the Fairgrounds 4-H Building where attendees were given the opportunity to provide suggestions, comments and input. Additional comments were provided by email and by phone. Project information was posted in the Broadwater Reporter and emailed to the stakeholder group. A final stakeholder group meeting was held on January 23, 2020 again at the 4-H Building to go over the final plan.

The Preferred Alternative Plan was presented to the County Commission on January 27, 2020. A public comment session was held with several citizens expressing a wide range of opinions on the Plan and general use of the Fairgrounds. The County Commission provided feedback on the plan at that public hearing. This report is the result of that Commission directive. Summaries of the comments from these public meetings can be found in Appendix F.

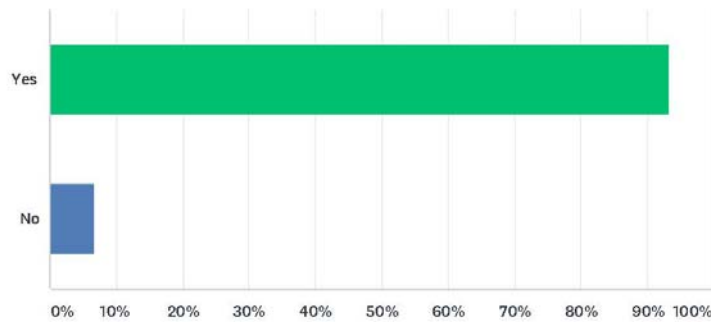
RESULTS OF COMMUNITY SURVEY

The following information is a summary of the results of the community survey from the postcards and Survey Monkey that were filled out by individuals who attended the 2019 Broadwater County Fair & Rodeo and the individuals who filled out the survey via online survey. There was a total of 30 responses. A detailed printout of the results is provided in Appendix D.

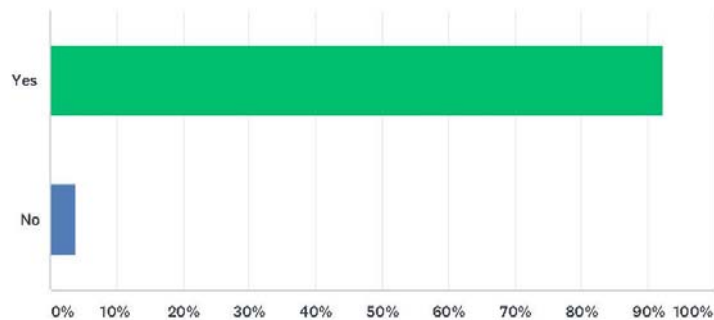
1) What is your age?

The age of respondents ranged from 13-72 years of age with an average age of the respondents of 49 years old.

2) Are you a resident of Broadwater County? Yes No



3) Are the fairgrounds in the correct location or should they be located somewhere else in Broadwater County?



4) How many events have you attended at the Broadwater County Fairgrounds over the past 3-5 years?

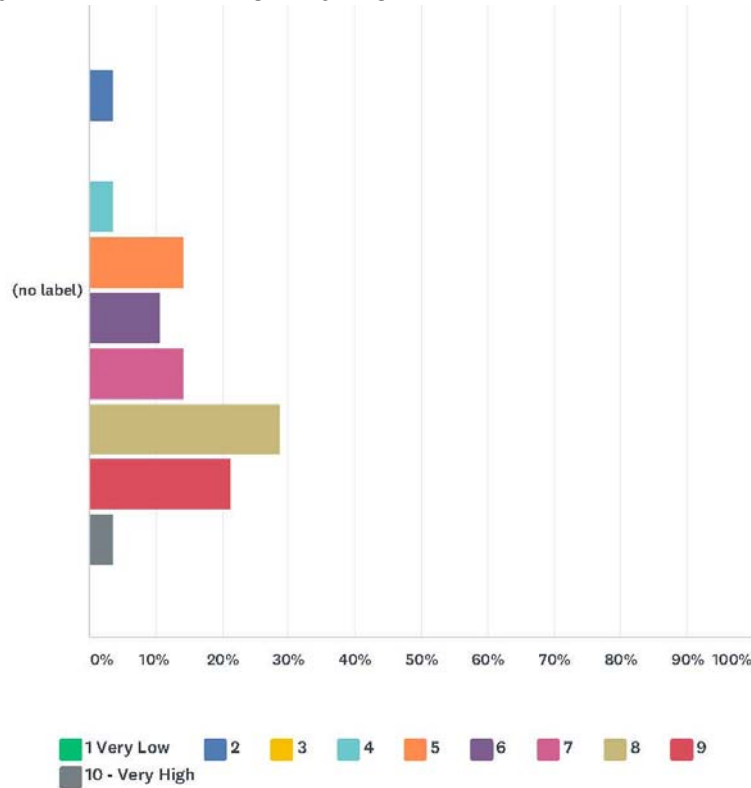
The number of events respondents attended over the past 3-5 years ranged from 2-40 with an average attendance of events at 13 events.

5) What events did you attend?

The events attended by respondents included the Broadwater County Fair & Rodeo, roping events, banquets, auctions, weddings, rehearsal dinners, receptions, dances, parties, ag day events, fundraisers, agriculture training, meetings, catered dinners, repair & maintenance activities, workshops, livestock

shows, hospital events, rotary events, 4-H Events, FFA events, family events, concerts, MMA events, business dinners, archery practices, NRCS events, DNRC events, and others.

6) Please rate the Fairgrounds on quality or usability of the buildings and facilities (1 being very low and 10 being very high).



7) What facilities (buildings, outdoor spaces, etc.) would you like to see improved/expanded at the Fairgrounds?

Respondents indicated they would like to see improvements or expansion to the following facilities:

- Restrooms
- 4-H Building
- Event Center with Stage
- New Livestock Sale Building
- More trees
- Picnic tables
- West gate entrance
- Grandstands
- Sewer system

- Cover concrete pad with pavilion/stage
- Indoor Arena
- More restrooms
- RV camping spots
- Bigger vendor building
- Parking areas

8) What new events, opportunities or entertainment should be held at the Fairgrounds?

The events, opportunities or entertainment requested by respondents included music, indoor concerts, more concert opportunities, Fall Fest, truck & tractor pulls, music festivals, more fundraisers, carnivals, dances, kid events, horse shows, markets and other public events.

9) Other comments/observations?

Other comments included if the facility is expanded how will the community accommodate out-of-town people attending events with hotels-food-traffic; Fair Board should be responsible for master planning and not an outside engineer; Need a building capable of housing 300-400 people for fundraisers; Keep the commissioners out of the fairgrounds; improve stage; would like to make the Fairgrounds a year-round user friendly facility as it is beautiful; need new bleachers in the rodeo grounds; expand more; put fans in the livestock barn; need a bigger vendor building; do not change anything; too many mosquitoes; entries & involvement could be more; need to make it easier to access and schedule events.

IDENTIFIED NEEDS

WWC solicited input from the stakeholder group, members of the public, and users of the Fairgrounds to identify the need for improvements at the Fairgrounds. This information was solicited from public meetings, interviews and group meetings.

Table 6 shows the results of this outreach effort. Potential use areas identified for these needs is displayed on Exhibit 5.

Table 6. Fairgrounds Identified Needs

Entity	Identified Needs
Broadwater County Rodeo Club	Cover over the smaller grandstands to the north
	Cover over the front of the larger grandstands next to the Arena
	Potential Improvements to the Roping Arena
	Preservation of existing field immediately north of the fairgrounds is necessary for temporary cattle storage
Broadwater County 4-H	New Sale Barn -- finished/heated building for additional meeting space and/or archery shooting sports
	Improvements or replacement of the current 4-H Building -- Heating is inadequate and noisy
	Indoor barn can use some electrical upgrades
Broadwater County Fair Board	Broadwater County Fair is their main event but facilitate all events that happen at the Fairgrounds.
	Maintain Fairgrounds (mowing, irrigation, etc.) but have agreement with the Rodeo Club
	Wastewater system needs improved
	Pavilion for concrete pad next to commercial building.
	Electrical upgrades for 4-H Building new bathrooms to accommodate more people, upgrades/expansion of kitchen.
	Expansion of 4-H Building to accommodate larger events. Possible tie-in with commercial building?
	New Folding Bleachers.
Broadwater County MSU Extension	4-H Building Improvements/Replacement -- Heating, mice, wooden risers and acoustics are a problem
	New meeting facility at the Fairgrounds or not with large meeting space that can be divided w/kitchen & restrooms
	RV Hookups
	A path from town to the Fairgrounds
	Horse stalls
Rocky Mountain Elk Foundation	Camping hookup sites for up to 50 RVs
	New meeting facility at the Fairgrounds (or not) with large meeting space that can be divided w/kitchen & restrooms
	Meeting space needs to accommodate up to 500 people
	Fundraising activities can be a good source of revenue for new and/or rehabilitated structures
Broadwater County Trust Board	Water & Wastewater facilities
	Parking
	Multi-Use pathway from Townsend to the Fairgrounds
Broadwater County Rod & Gun Club	Need a facility to hold banquets and fundraisers for up to 200+ people (serving people timely is the limitation)
	Existing 4-H building acoustics are terrible, bathrooms are inadequate, kitchen is inadequate, bench seating is inadequate, roll-up door doesn't insulate well, has a lot of noise when heat kicks on
	Existing 4-H building will only hold about 160 people, but can squeeze up to 170 people

Entity	Identified Needs
	Parking is adequate for the event, but need more snow removal for walkways
Walleyes Unlimited Gal-Mad Chapter	Haven't used the facility a lot (only once so far), so don't have a lot to contribute - have their annual fundraiser at MSU in Bozeman -- They are mostly centered in the Gallatin Valley around Bozeman.
	Typically have their local event at the Silos pavilion -- Used the 4-H building once for a pre-fishing tournament meeting.
Ducks Unlimited Upper Missouri River Chapter	Have outgrown the 4-H building, too crowded. They have nearly 200 people and the 4-H Building is too small for their annual fundraiser with all of the silent auction and regular auction displays, etc.
	Are using Watson's facility currently which takes approximately 225 +/- people.
	Sound system is not great at the 4-H Building.
	Heating system is inadequate. Bathrooms aren't great in the 4-H Building.
Mule Deer Foundation	Have not ever used the Fairgrounds, as they do not have a local Chapter.
	Would use the fairgrounds if they have a facility that will hold 200+ people and is air conditioned, as their banquets are in August.
	Typical usage fees per day are around \$1,200 to \$1,500 for the banquet.
	Would need to start a local chapter and are interested in doing that.
Townsend Riders Club	Have used the facility to put on clinics or local horse shows (opportunities prior to the Fair)
	Have used the 4-H building for informational or educational opportunities
	Old stall barn is degraded and is not very useful. Would like to see a new horse stall facility
	Would like to have a washing rack for horses near the stalls.
	Lack of spectator seating in the indoor arena. Would like to see this improved as there is no room for spectators.
	Surface of the indoor arena is difficult to manage and maintain. Gets very dusty inside. New surface that has less dust.
	Used to reserve the indoor and outdoor arenas weekly, would like to get back to that again (costs are very reasonable). Sound system in the indoor arena needs improved.
Rocky Mountain Breeder's Association	Have used the fairgrounds for 4-H horses, typically use the outdoor arena during Fair as the indoor is used up with sale animals.
	Use the fairgrounds for riding a couple times per week April through September either via 4-H or RMBA.
	Use the outdoor arena for ranch horse riding shows, one open horse show at Fairgrounds.

Entity	Identified Needs
	<p>Need additional indoor horse stalls, possibly attached to indoor arena. Would need about 60 stalls with expansion capability.</p> <p>Existing horse stalls are way too small, not easy to disinfect (no biosecurity). Wood stalls don't work well. Modular would work.</p> <p>Need camp spaces for RVs.</p> <p>Need a cover over the north grandstands.</p> <p>Seating attached to the indoor arena would help provide more use of the facility.</p> <p>Specialty footing will be required if they want to host specialty events. May not be affordable. Versatile footing should be installed</p> <p>Could possibly use the facility for the horse sale if an additional show barn (sales pavilion) was put up.</p> <p>The expansion of the horse stalls, indoor arena seating and sales pavilion would increase use of the Fairgrounds.</p>
Broadwater County Development Corporation	<p>Larger indoor arena big enough for indoor barrel racing and roping.</p> <p>Utilize additional City/County space to increase the size of the useable area.</p> <p>Camp spaces set up for people attending the events.</p>
Broadwater DES	<p>Use of Fairgrounds Incident Command Post for fires and other emergencies</p> <p>4-H Building needs better insulation, heating system and new insulated overhead door.</p> <p>Electricity to existing onsite water well tied to generator.</p> <p>Plant some evergreen and other trees for shade.</p> <p>Improvements to restroom facilities; need ADA improvements.</p> <p>Underground irrigation system to replace the wheel lines.</p> <p>Would like to tie the Commercial Building to the existing generator.</p>
Rocky Mountain Supply	<p>2 beef-producer dinners per year (100-150 people) - 4-H Building - - Size fits this occasion well</p> <p>Heating is very slow but have learned to start the heater well before the event.</p> <p>Restrooms are an issue if you have more than 20 people in the building</p>
Broadwater FFA	<p>Area for a new sale barn or more room for livestock -- more kids every year involved in the Fair -- out of space</p> <p>Have banquet at the 4-H building which works pretty well for their event, approximately 100 people with dinner</p> <p>Heating system in the 4-H Building takes quite a while to warm up.</p> <p>Plumbing is an issue in the 4-H Building, inadequate for large groups.</p> <p>Permanent Gazebo in the common area next to the commercial building where the tent is placed during Fair would be nice.</p>
Broadwater County Airport Board	<p>Will need to utilize the northern portion of the existing grazing pasture immediately north of the fairgrounds for new hangar</p>

Entity	Identified Needs
	expansion. This will cut off approximately 250 feet of the existing pasture area.
	Anything placed east of the fairgrounds on the city property (pivot corner area) is within the traffic pattern for landing and takeoff which can create noise.
	Parking south of the existing runway immediately west of the fairgrounds can be used for parking as is currently done for the foreseeable future.
State JH Finals Rodeo	More stall space for horses
	Bigger indoor arena
	Need more pens at the chute end and at the other end for cattle
	Expand size and reconfigure roping pens for calves
	More sand in the outdoor arena
Barrel Racing Events/Youth Rodeos	No complaints about Townsend. One of the better places to rent.
	User friendly, cost effective, people are super friendly and very accommodating, place is clean, lots of parking
Rotary	Only facility where you can serve over 100 people and serve alcohol
	4-H Building concrete floor could be sealed and painted
	Maybe put a fold-up stage in the 4-H Building
	Replacing wind break on west side
	Bathrooms aren't great in the 4-H Building.
	Larger indoor arena big enough for indoor barrel racing and roping (wider)
	Need for a pavilion/stage for outdoor music/entertainment events
	Need for fire protection
	New community/convention center (hotel would be necessary to hold the people)
	Paved interior roads
Good Sam's Convention	Nice to have an underground sprinkler system (drive-over heads)
	Very good experience, great facility
	Need electrical plug-ins on outside of buildings for campers
	Electrical upgrades for outdoor plugs on 4-H Building
	Shower area with the public restrooms

Based on these identified needs, they were summarized to include a list that was sent out to the stakeholder group committee for prioritization.

PRIORITIZED NEEDS

The list of summarized needs was ranked by the stakeholder group committee using a basic numeric ranking system from 1 to 5, with 1 being a low ranking and 5 being a high ranking. Each project was ranked by each of the seven stakeholder group committee members and the results are presented in Table 7.

Table 7. Prioritized Ranking of Identified Fairgrounds Needs

Facility	Proposed Improvement	A	B	C	D	E	F	G	Total
Grandstands	Cover over the smaller grandstands to the north	1	4	3	3	3	4	3	3.05
	Cover over the front of the larger grandstands next to the Arena	1	4	2	3	5	3	4	3.14
	Rebuild Grandstands	1	1	1	1	3	1	4	1.67
	Upgrade Grandstands	1	1	1	2	3	5	3	2.33
Indoor Arena	Addition of Spectator seating (addition to east side of arena)	5	1	3	2	4	1	3	2.71
	Surface of the indoor arena is difficult to manage and maintain. Gets very dusty inside. New surface that has less dust and is versatile.	1	1	2	2	3	3	3	2.19
	Improvement to the existing sound system in the indoor arena	1	1	1	2	3	2	3	1.86
	Larger indoor arena big enough for indoor barrel racing and roping.	1	2	1	2	3	1	4	2.05
	Add large overhead fans	1	2	3	1	4	4	3	2.57
	Add water misters for animals	1	1	3	1	4	1	3	1.95
	Electrical upgrades	2	3	4	4	5	5	2	3.57
Grounds	Preservation of existing field immediately north of the fairgrounds is necessary for temporary cattle storage	2	5	3	1	3	5	3	3.10
	More Parking	2	3	2	3	3	4	5	3.10
	Wastewater system needs improved	5	3	4	5	5	4	5	4.48
	Pavilion/stage for concrete pad next to commercial building.	2	3	3	2	5	5	4	3.38
	RV spaces with water/sewer/electric hookups	1	1	4	1	1	2	4	2.00
	More snow removal in winter	1	1	2	1	3	1	2	1.52
	Plant some evergreen and other trees for shade.	2	1	3	3	3	1	3	2.33
	Paved interior roads	1	0	1	2	2	1	1	1.19
	Fire Protection for entire facility	1	2	1	3	3	3	2	2.10
	Electricity to existing onsite water well tied to generator.	2	2	2	3	3	3	1	2.29
	More water spigots throughout the Fairgrounds.	2	2	3	2	2	2	2	2.10
	Underground irrigation system to replace the wheel lines. (Concern over traffic damaging sprinkler heads)	2	1	2	1	1	1	3	1.62
	Utilize additional City/County space to increase the size of the useable area.	1	2	2	3	2	1	3	2.00
Tie the Commercial Building to the existing generator.	1	1	1	4	3	1	2	1.86	

Facility	Proposed Improvement	A	B	C	D	E	F	G	Total
Outdoor Arena	Need more pens at the chute end and at the other end for cattle	1	1	1	2	2	3	3	1.81
	Expand size and reconfigure roping pens for calves	1	1	1	2	2	4	2	1.86
	More sand in the outdoor arena	1	2	1	2	2	2	3	1.90
New Sale Barn	New Sale Barn -- finished/heated building for 4-H Sale	1	2	5	3	4	3	4	3.14
4-H Building	Heating improvements	2	4	5	4	4	3	4	3.71
	Kitchen expansion & refrigeration improvements	1	3	2	3	4	4	5	3.14
	Expansion of 4-H Building to accommodate larger events. Possible tie-in with commercial building?	1	1	2	4	4	3	4	2.76
	New Folding Bleachers to replace old wooden benches	3	3	3	4	5	5	3	3.71
	Acoustics improvements	2	3	4	4	5	1	2	2.95
	Electrical upgrades	5	3	3	5	5	5	2	4.05
	More outlets on outside of building	5	2	1	4	4	1	2	2.71
	Rebuild open covered area on east side of building	3	1	1	3	5	1	2	2.33
	Rodent Control	4	4	5	3	5	4	4	4.14
	Fold-up Stage for Events	1	3	2	2	3	1	2	2.05
	Paint and Seal concrete floor	2	4	2	3	4	2	2	2.67
	Bathroom improvements to serve more than one person at a time	4	4	4	5	4	5	5	4.43
	Improved Insulation	2	4	5	5	4	5	5	4.29
New Insulated overhead door	2	4	5	5	3	4	4	3.81	
New Multi-Use Facility	New Multi-Use facility to hold banquets and fundraisers for up to 300+ people	5	2	1	3	2	2	5	2.86
Recreation	Multi-use pathway from town to the Fairgrounds	5	2	3	2	2	1	4	2.67
Horse Stalls	New Horse Stalls that are built with biosecurity provisions (up to 60 with ability to expand)	1	2	2	2	2	1	2	1.76
	Would like to have a washing rack for horses near the stalls.	1	2	1	2	2	2	3	1.81
Public Restrooms	ADA improvements & Upgrades	5	2	5	4	3	5	5	4.14
	Showers added to public restrooms	0	1	2	2	1	2	2	1.48
	Additional Public Restroom locations	5	1	2	3	1	3	4	2.76

Additional questions were asked of the stakeholder group committee that include the following questions and responses as shown in Table 8.

Table 8. Questions from Stakeholder Group Committee Ranking

Question	Answer (Y/N)							Total
Should new horse stalls be attached to the indoor arena?	N	N	N	N	N	N	N	N
Should a new Sale Barn be tied to or built within the new Multi-Use Facility?	N	Y	N	N	Y	Y	N	N
Should a new Multi-Use Facility have partitions to be able to hold multiple events?	N	N	Y	N	Y	Y	Y	Y
Should a new Multi-Use Facility be built immediately south of the Indoor Arena?	Y	N	N	N	Y	N	Y	N
Should a new Multi-Use Facility be built east of the existing Fairgrounds on City property?	N	Y	Y	N	N		Y	Tie

PROPOSED IMPROVEMENTS

In order to facilitate future projects, the above rankings were sorted from highest to lowest. Based on the sheer number of improvements, the following table outlines the improvements that will be taken a step further in the analysis. Projects that rated at a ranking of 2.5 or higher were included in this group. The projects that ranked less than 2.5 were not assessed further in this master plan. The entire sorted project list is provided in Appendix G. The sorted project list (in order from highest to lowest rank) that will be assessed further within this master plan is provided in Table 9.

Table 9. Sorted Identified Needs by Ranking

Facility	Proposed Improvement	A	B	C	D	E	F	G	Total
Grounds	Wastewater system needs improved	5	3	4	5	5	4	5	4.48
4-H Building	Bathroom improvements to serve more than one person at a time	4	4	4	5	4	5	5	4.43
4-H Building	Improved Insulation	2	4	5	5	4	5	5	4.29
4-H Building	Rodent Control	4	4	5	3	5	4	4	4.14
Public Restrooms	ADA improvements & Upgrades	5	2	5	4	3	5	5	4.14
4-H Building	Electrical upgrades	5	3	3	5	5	5	2	4.05
New Sale Barn/Multi-Use Building	Hold up to 350 people/expandable	5	2	5	3	4	3	5	3.86
4-H Building	New Insulated overhead door	2	4	5	5	3	4	4	3.81
4-H Building	Heating improvements	2	4	5	4	4	3	4	3.71
4-H Building	New Folding Bleachers to replace old wooden benches	3	3	3	4	5	5	3	3.71
Indoor Arena	Electrical upgrades	2	3	4	4	5	5	2	3.57

Facility	Proposed Improvement	A	B	C	D	E	F	G	Total
Grounds	Pavilion/stage for concrete pad next to commercial building.	2	3	3	2	5	5	4	3.38
Grandstands	Cover over the front of the larger grandstands next to the Arena	1	4	2	3	5	3	4	3.14
New Sale Barn	New Sale Barn -- finished/heated building for 4-H Sale	1	2	5	3	4	3	4	3.14
4-H Building	Kitchen expansion & refrigeration improvements	1	3	2	3	4	4	5	3.14
Grounds	Preservation of existing field immediately north of the fairgrounds is necessary for temporary cattle storage	2	5	3	1	3	5	3	3.10
Grounds	More Parking	2	3	2	3	3	4	5	3.10
Grandstands	Cover over the smaller grandstands to the north	1	4	3	3	3	4	3	3.05
4-H Building	Acoustics improvements	2	3	4	4	5	1	2	2.95
New Multi-Use Facility	New Multi-Use facility to hold banquets and fundraisers for up to 300+ people	5	2	1	3	2	2	5	2.86
4-H Building	Expansion of 4-H Building to accommodate larger events. Possible tie-in with commercial building?	1	1	2	4	4	3	4	2.76
Public Restrooms	Additional Public Restroom locations	5	1	2	3	1	3	4	2.76
Indoor Arena	Addition of Spectator seating (addition to east side of arena)	5	1	3	2	4	1	3	2.71
4-H Building	More outlets on outside of building	5	2	1	4	4	1	2	2.71
Recreation	Multi-use pathway from town to the Fairgrounds	5	2	3	2	2	1	4	2.67
4-H Building	Paint and Seal concrete floor	2	4	2	3	4	2	2	2.67
Indoor Arena	Add large overhead fans	1	2	3	1	4	4	3	2.57

The proposed multi-use facility and sale barn are highlighted as a green color in the table above because they were originally ranked lower. However, when considering the fact that the proposed new Sale Barn needed to accommodate the same number of people as the proposed Multi-Use facility, it did not make sense to have two separate facilities that would house the same number of people. Therefore, the best ranking for each facility was used to rank a combined Sale Barn/Multi-Use facility, thereby making the ranking of the combined facility higher than either of the Sale Barn or Multi-Use facility separately (highlighted in blue above). This concept was vetted at the Public Review meeting on December 10, 2019 and the attendees agreed with this concept.

The following Venn Diagram illustrates conceptually how the City/County should utilize this Master Plan and the concepts presented herein for future planning. This concept was used by the Stakeholder Group Committee in ranking projects, with the most emphasis placed on user input. The illustrated Venn Diagram suggests that proposed improvements that fall within the area where all three circles overlap is where the proposed improvement will support fair uses, non-fair uses and will present an overall value to the community.



A description of each of the proposed improvements is presented below to describe the extent and/or visual rendering of each improvement. These improvements are presented by facility, and thus will have multiple improvements within some areas as described in Table 9.

Grounds Improvements

Wastewater System

The first item ranked for the entire grounds was replacement of the existing wastewater system. The existing system is not large enough to support the existing use, and a new system is necessary to accommodate existing use at the Fairgrounds. There are two options available for the new wastewater system. The first option is to construct a new on-site wastewater facility at the Fairgrounds as shown on Exhibit 6. The second option is to construct a new lift station and force main that would transport wastewater from the Fairgrounds to the City of Townsend public wastewater system. The alignment for this option would follow the proposed pedestrian path from the Fairgrounds to the City of Townsend as shown on Exhibit 7. Preliminary calculations for the new wastewater system would require a system capable of accommodating approximately 1,500 rodeo attendees, rodeo club members and contestants. Wastewater flow information for the largest events are included in Table 10. Proposed wastewater system calculations can be found in Appendix H.

Table 10. Broadwater County Fairgrounds Existing and Proposed Wastewater Flows

Source	# Users	Unit Flow (gpd/user)	Total Flow (gpd)
Rodeo Attendee	1500	5	7,500
Banquet Attendee (Existing)	200	10	2,000
Banquet Attendee (Future)	500	10	5,000
Peaking Factor	8		41 gpm

Flows Taken from DEQ Circular 4, Table 3.1-2
 Dining Hall for Banquet
 Theatre/Visitor Center for Rodeo Attendance

Pavilion/Stage

The second item ranked for the entire grounds was the construction of a proposed Pavilion/stage over the existing concrete pad where the tent is typically erected during the Broadwater County Fair & Rodeo adjacent to the Commercial Building. An example of a proposed pavilion that could be placed at that location is provided in Figure 5 below.



Figure 5. Example of a Proposed Pavilion

Preservation of the Grazing Pasture North of the Fairgrounds

Preservation of the pasture immediately north of the Fairgrounds for continued cattle grazing was also a priority for the Fairgrounds. This area was preserved as no future improvements are proposed in this location. The local City/County Airport has plans for the northern portion of this pasture for the expansion of their hangar system in the near future. However, the Airport Board has indicated that they will work with the Rodeo Club to make available additional grazing areas on Airport property.

Additional Parking

Additional parking was also identified as a priority for the entire grounds. Additional parking spaces will be necessary especially if a new Multi-Use/Sale Barn facility is constructed in the future. The most logical location for additional parking is the existing pivot corner immediately east of the Fairgrounds that is owned by the City. In order to facilitate access by pedestrians, the existing road to the Airport Hangars will need to be relocated to the east to accommodate more parking areas. The proposed road realignment and future parking areas are shown on Exhibit 8.

4-H Building Improvements

Bathroom Improvements

The existing bathroom facilities within the 4-H Building only accommodate one person at a time. The proposed bathroom improvements would include an expansion of the 4-H Building to the North on the west side of the building to coincide with and work in conjunction with the existing public restrooms that are located just north of the 4-H Building. The north access door to the 4-H Building and the existing 14'x16' overhead door would need to be relocated east to accommodate the proposed improvements. The new bathroom facility would include access for multiple users at a time, and thus would become an additional public restroom area. A foyer would be constructed along the east side of this addition to facilitate access into both the new public restrooms and the 4-H Building. The foyer would be able to be locked as would the separate doors to the public restrooms and the 4-H Building. The existing 14'x16' overhead door would be replaced with a 10'x10' insulated overhead door located just east of the foyer. The proposed bathroom and north end improvements are shown on Figure 6.

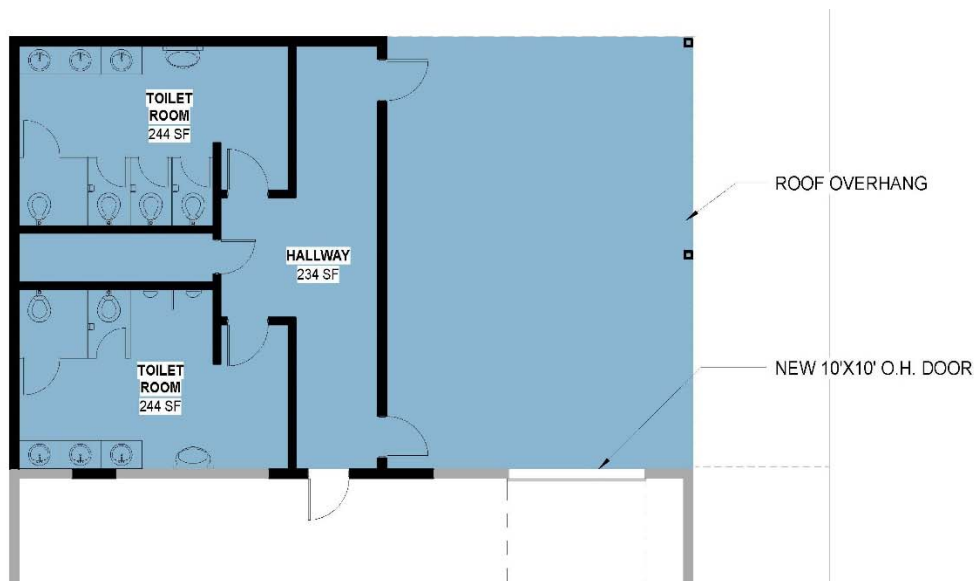


Figure 6. Proposed Improvements to North End of the 4-H Building

Improved Insulation

The insulation currently within the existing 4-H Building is a medium density closed cell spray foam insulation that has an "R" Value of 3.4 to 6.2 per inch. The "R" Value of this insulation is approximately R20, which assumes that approximately 4 inches of the closed cell spray foam insulation has been placed. This type of insulation is typically the most efficient type of insulation for this use. Based on our inspection, we do not believe that additional insulation will be necessary. Our inspection revealed that there are multiple large air leaks near the existing north access door and particularly the large 14'x16' overhead door. Replacing these two doors will provide the highest efficiency for the best value. The cost for spray insulation would be approximately \$1.50 per inch per square foot, or about \$5-\$6 per square foot for four inches of spray foam insulation.

Rodent Control

Evidence of rodents is particularly evident within the kitchen portion of the 4-H Building. Since the building is not used daily, rodents are more likely to enter the area. The eradication of rodents within the building should be based on two parts. First, the outside of the building should be sealed with silicone caulking and any holes filled with steel wool and covered to prevent rodent access. Second, the building should be treated by a professional exterminator at least twice per year to prevent rodents from entering and living within the building.

Electrical Upgrades/Outlets Outside on East Side of Building

Much of the wiring within the older 40'x90' large portion of the 4-H Building contains old wiring that is not up to current Code requirements. It is suggested that new wiring be run within the interior of the older portion of the building and along the exterior of the building with new steel electrical conduit, thereby abandoning the existing wiring within the walls. The existing panel would be replaced with a new panel to facilitate operation of the new electrical system. In addition, the overhead lights should be replaced with a new LED lighting system. These upgrades would provide a safer and more robust electrical system for both interior use (banquets and meetings) and exterior use (vendors, campers, etc.).

New Insulated Door

As discussed previously, the existing 14'x16' overhead door in the large banquet room of the 4-H Building will be relocated to the east and will be replaced with a new 10'x10' insulated overhead door, most likely a rollup type to preserve headroom. This improvement will eliminate one of the largest losses of heat from the 4-H Building main room.

Heating Improvements

Inadequate heating within the 4-H Building is primarily confined to the large 40'x90' original room. The two existing overhead propane heaters within the large room of the 4-H Building are large, inefficient and noisy. The replacement of these heating units

with 6 smaller energy efficient infrared propane heaters will facility a lower propane usage, quicker heating times, and the heaters will be extremely quiet. Additional gas piping and installation will be required for the additional heaters.

New Folding Bleachers to Replace Old Wooden Benches

The old wooden bench bleachers within the large room of the 4-H Building currently serve two purposes that include (1) a place for exhibits to be displayed during the Broadwater County Fair & Rodeo, and (2) for seating during limited events. The largest complaint with these old benches is that they are heavy and difficult to move. Replacement of these older wooden benches with newer aluminum bench systems would allow for the same use while they would be much lighter and be able to be folded up and transported on wheels attached to the back of the bench systems. One person can typically fold and transport these newer aluminum bench systems. The photo below shows an example of the proposed aluminum bench system.



Kitchen Expansion and Refrigeration Upgrades

Based on discussions during the Public Review Session, it was determined that the kitchen within the 4-H Building does have adequate space, especially since the prospect of building a proposed Multi-Use/Sale Barn facility with another kitchen may be evident. However, the kitchen could benefit from a replacement of the large, older beverage cooler with a commercial refrigerator system. The cabinets within the existing kitchen have recently been replaced, and the kitchen is in good working order for event catering (non-cooking events). Based on this discussion and evaluation, only the refrigeration units are proposed for replacement with commercial units.

Acoustics Improvements

Based on discussion with users of the large banquet room within the 4-H Building, the acoustics are difficult due to the large room, echoing and the large older heating units. With replacement of the heating units with new energy efficient infrared propane heating units, the only remaining item for acoustics would be the echoing cause from the size of the room. This issue can be resolved with the installation of large acoustic panels in the ceiling and the upper walls of the large room. These panels act to dampen the noise as it reaches them, thereby significantly reducing the potential for echoing.

Commercial acoustic panels come in all shapes, sizes and colors for customization of any space. The photo on the next page shows what commercial acoustic panels might look like.



Expansion of 4-H Building/Possible Tie-In with Commercial Building

A structural review of the 4-H Building suggests that this option is not feasible due to the large cost associated with the proposed construction. Our evaluation revealed that it would be nearly as expensive to remodel the two buildings as it would be to replace them with one structure. Therefore, this option was not considered further.

Paint and Seal Concrete Floor

The existing concrete floor has not been sealed or painted. Painting the existing concrete floor with a sealant would provide a more durable, resistant surface that would prolong the life of the floor.

Public Restrooms Improvements

ADA Upgrades & Upgrades

The existing public restrooms have limited ADA accessibility. The most prevalent aspect of ADA compliance is measurement and spacing of various bathroom elements. Proposed improvements would include doorway improvements, enlarging one-bathroom stall, adding grab bars, installation of a raised toilet, making changes to lighting, and painting to increase visibility. According to the ADA, an accessible bathroom should meet the following size criteria:

- 30 inches by 48 inches from the door to the sink
- At least 60 inches around the side and 56 inches from the rear so a wheelchair can turn around with ease

The toilet in the bathroom should be at least 17-19 inches off of the ground to make transitioning from a wheelchair to a toilet seat easier and the door should be at least 32 inches to accommodate wheelchair access. Reconfiguration of the public restrooms will be necessary to accommodate the ADA upgrades.

Additional Public Restroom Locations

Additional public restrooms at the Fairgrounds was requested by many users during the interview process. Additional public restrooms are proposed to be added to the north side of the 4-H Building as described above, as well as the proposed new bathroom facilities within the proposed new Multi-Use/Sale Barn facility.

Indoor Arena Improvements

Electrical Upgrades

Much of the wiring within the Indoor Arena contains old wiring that is not up to current Code requirements. It is suggested that new wiring be run within the interior of the older portion of the building and along the exterior of the building with new steel electrical conduit, thereby abandoning the existing wiring within the walls. The existing panel would be replaced with a new panel to facilitate operation of the new electrical system. In addition, the overhead lights should be replaced with a new LED lighting system. These upgrades would provide a safer and more robust electrical system for both interior use (roping, horse shows, etc.) and exterior use (contestants, campers, etc.).

Addition of Spectator Seating

The current configuration of the Indoor Arena does not allow for spectator seating. A structural analysis of the existing building shows that the only practical way to provide spectator seating would be to build an expansion to the east side of the building. This would entail the addition of a 26' wide by 210' long metal framed lean-to to the east side of the existing building. This addition would allow for the placement of aluminum bleachers with enough space for a walkway that would also have open areas on each end for vendors. The proposed metal building addition is shown on Figure 7 below.

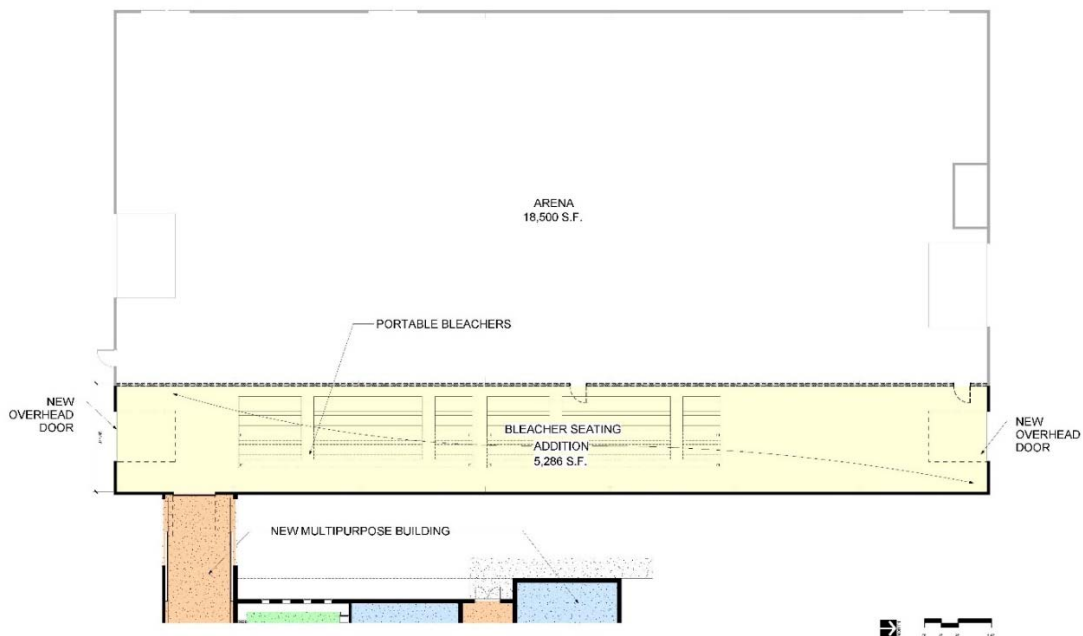


Figure 7. Proposed Indoor Arena Spectator Seating Addition

Overhead Fans

In order to promote air circulation within the existing Indoor Arena, large fans would need to be placed overhead at strategic locations within the building. It is anticipated that 6 large fans or 12-20 smaller fans will be necessary to satisfy the required air circulation. Due to the dirt surfacing within the arena, the fans would require sealed components in order to keep dust and debris out of the electrical and mechanical operation boxes.

Grandstands Improvements

Cover over Front of Large Grandstands

The existing cover is comprised of steel beams and structure that are bolted to concrete bases set in the ground. The existing cover slopes in one direction downward toward the back of the grandstands to drain rainwater behind the grandstands. The existing cover over the main larger grandstands does not cover the first few rows and the walkway nearest the Outdoor Arena. In order to cover this area, a separate free-standing cover similar to the existing cover would need to be constructed. However, the new cover would need to start under the front lip of the existing cover nearest the Outdoor Arena and would slope in the opposite direction in a straight direction downward toward the Outdoor Arena.

Cover over North Grandstands

No cover currently exists for the North Grandstands. It is assumed that a similar steel beam structure set on concrete bases set in the ground would be constructed for this seating area.

New Multi-Use/Sale Barn Building

The proposed multi-use facility was identified as a potential improvement at the Fairgrounds due to the limitations of the existing 4-H Building. The existing 4-H Building will hold up to approximately 200 people for an event. However, the actual number the building can hold comfortably is closer to around 160 people for banquets and dinners. Due to the demand, there are some venues that would require nearly double that space (300-350 people) for various events. In addition, the Indoor Arena has been recently overcrowded during the annual 4-H Sale that occurs during the Broadwater County Fair & Rodeo. The number of people that are needed to accommodate this event is also approximately 300-350 people. Thus, the need for a facility that will accommodate up to 350 people was derived from these two needs. As explained previously, since both venues require nearly the same accommodation of people, it does not make sense to build to separate facilities. Thus, one facility could be constructed near the Indoor Arena that could satisfy both demands. Elements of the proposed new Multi-Use Facility include a large conference room, public restrooms, a mechanical room, a storage room, a commercial kitchen, and a large banquet room capable of holding up to 350 guests in a dinner/banquet setting. The proposed new facility is proposed to be expandable by

extending the large banquet room to accommodate another 150 guests, with a total capacity of up to 500 guests. Consideration should be given for the use of solar and/or radiant flooring for the new building. The proposed layout and rendering of the proposed Multi-Use Facility is provided in Figure 8 below and in the Architectural Exhibits.



Figure 8. Proposed Multi-Use/Sale Barn Facility

New Multi-Use Pedestrian Path

A new pedestrian path from the City of Townsend to the Fairgrounds was proposed due to multiple requests from users of the Fairgrounds and citizens of Broadwater County. The proposed new pathway would extend from Henderson Street in Townsend along the north side of US Highway 12 to the Fairgrounds as shown on Exhibit 7. The proposed new pathway would be a 10' wide paved surface to provide ample room for pedestrian use.

COSTS

In order to facilitate a planning effort for the prioritized needs of the Fairgrounds, planning level cost estimates were derived for each of the proposed improvements that ranked above a 2.5 by the stakeholder group committee members. These proposed improvements and their associated planning level cost estimates are provided in Table 11 below.

Table 11. Planning Level Cost Estimates for Proposed Improvements

Facility	Proposed Improvement	Estimated Cost
Grounds	On-Site Wastewater System	\$250,000
	Lift Station & Force Main to City	\$552,000
4-H Building	Bathroom improvements	\$326,633
4-H Building	Improved insulation	\$0
4-H Building	Rodent control	\$1,200 per year
Public Restrooms	ADA improvements & upgrades	\$30,000
4-H Building	Electrical upgrades	\$53,500
Sale Barn/Multi-Use Building	Holds up to 350 people/expandable for more	\$1,969,830
4-H Building	New insulated overhead door	\$2,500
4-H Building	Heating improvements	\$40,000
4-H Building	New folding bleachers to replace old wooden benches	\$36,000
Indoor Arena	Electrical upgrades	\$213,700
Grounds	Pavilion/stage for concrete pad next to commercial building.	\$45,000
Grandstands	Cover over the front of the larger grandstands next to the Arena	\$97,600
New Sale Barn	New Sale Barn -- finished/heated building for 4-H Sale	See Combined Facility
4-H Building	Kitchen expansion & refrigeration improvements	\$35,000
Grounds	Preservation of existing field immediately north of the fairgrounds is necessary for temporary cattle storage	\$0
Grounds	More Parking	\$0
Grandstands	Cover over the smaller grandstands to the north	\$62,400
4-H Building	Acoustics improvements	\$5,600
Multi-Use Facility	New Multi-Use facility to hold banquets and fundraisers for up to 300+ people	See Combined Facility
4-H Building	Expansion of 4-H Building to accommodate larger events. Possible tie-in with commercial building?	Not Feasible
Public Restrooms	Additional Public Restroom locations	See Multi-Use Facility
Indoor Arena	Addition of spectator seating (addition to east side of arena)	\$754,303
4-H Building	More outlets on outside of building	See Electrical Upgrades
Recreation	Multi-use pathway from town to the Fairgrounds	\$377,500
4-H Building	Paint and Seal concrete floor	\$2,500
Indoor Arena	Add large overhead fans	\$19,800



Figure 9. Proposed Broadwater County Fairgrounds Improvements

FUNDING

WWC researched available funding grant/loan sources available to the City/County for improvements to the Fairgrounds. These funding sources are as follows.

General Funds

The most commonly used method of financing capital improvement projects is the use of general funds. These funds include the money raised by local property taxes for a given year together with other State taxes such as on fuel, liquor, and gambling. When a project is funded out of the general fund revenues, it is usually paid off in the budget of a given year (or perhaps two) and essentially becomes a "pay-as-you-go" funding concept based on revenues available. Historically, the general fund is a practical source for funding small capital improvement projects but there are generally not enough excess funds available to take on the larger capital improvement projects. One alternate option to utilize general funds is to initiate a general obligation bond that can be used to pay the debt service over time with county or city funds.

Federal and State Grant Programs

Depending on economic and political conditions, there are federal and state grant programs available to meet critical capital improvement needs of communities throughout Montana. Programs are funded out of federal or state tax receipts, with budgeted allocations available to address the most critical or high- ranking needs.

Generally, a community must submit a grant application that is ranked and processed on a competitive basis against requests received from other communities in the State. The needs and proposed projects are reviewed and ranked in priority, with the money available being allocated to those projects most pressing or maximizing the benefits received for the grant money allocated. Usually most of the financial assistance goes for those projects needing capital improvement to meet regulatory agency requirements related to protecting and preserving the health and welfare of residents.

Other grant funds are available for the purpose of stimulating economic development. Often public works infrastructure is needed to stimulate such development and projects are sometimes developed in such a fashion as to help meet community needs in addition to providing for economic development. Generally, a commitment of creating and/or retaining a certain number of jobs is a requirement or stipulation for receiving economic development grants.

Following is a listing of the most commonly used sources of grant funds in Montana:

- **Community Development Block Grant Program (CDBG)** - CDBG funds projects designed to principally benefit low and moderate-income families. Applications

are accepted annually, and funding can be applied to activities in five categories:

- [Planning Grants](#) of up to \$50,000 for the preparation of capital improvements plans, preliminary engineering reports for water/wastewater projects, preliminary architectural reports to address deficiencies of an existing building or the need for a new facility, and other planning activities;
 - [Public Facilities Grants](#) of up to \$450,000 for public infrastructure improvements, and public facilities such as nursing homes, senior centers, and facilities serving low to moderate income.
 - [Housing and Neighborhood Renewal Grants](#) of up to \$450,000 to rehabilitate or demolish substandard housing, facilitate new construction, and perform neighborhood renewal projects such as improving or constructing sidewalks or parks.
 - [Economic Development Program](#) that assists businesses by making fixed- rate financing available to them at reasonable interest rates and by providing public improvements in support of economic development activities. These funds are intended to fill funding gaps left by other public and private financing options.
- **Treasure State Endowment Program (TSEP)** - grants of up to \$750,000 for public works infrastructure, including water and wastewater systems, storm sewers, solid waste disposal and separation systems, and bridges. Planning grants for preliminary engineering up to \$15,000 are also available. TSEP grants require various levels of matching funds. Applications are accepted biennially and legislative approval is required.
 - **Department of Natural Resources and Conservation (DNRC)** - grants of up to \$125,000 for projects protecting, preserving, or enhancing natural and renewable resources. Numerous public facility projects including drinking water, wastewater and solid waste development and improvement projects have received funding through this program. Planning grants for preliminary engineering up to \$8,000 are also available. Applications are accepted biennially, and legislative approval is required.
 - **Rural Development** - grants of up to 75% of the eligible project costs for public works infrastructure and public facilities in rural communities, including solid waste disposal and storm drainage. Applications are accepted based on eligibility and available funding.

Each grant program has very specific and rigid requirements to be met, such as providing a local match, demonstrating a majority of residents affected as being in the low to moderate income categories, documenting solid commitments for job

creation/retention, demonstrating a public health concern or threat, etc. Whenever any such programs are considered for funding capital improvements, it will be critical to coordinate thoroughly and early-on with funding agency representatives to ensure that the project is eligible for the program and all the specific requirements can be met.

Loans and Bonding

Many of the same agencies listed above have loan money available for capital improvement projects. Many of the same requirements apply to the loan programs. A listing of the more common loan sources is as follows:

- **Rural Development (RD)** - loans of up to an amount commensurate with the community's ability to repay for public facilities and public works infrastructure. Emphasis is on assisting small, rural communities, with interest rates based on median household income and user rates. The maximum loan term is 40 years or the useful life of the facility. Applications accepted based on eligibility and available funding.
- **Montana State Revolving Fund (SRF)** - low-interest loans of up to 100% of eligible project cost with no local match required. Project must be on the SRF project priority list and have documentation of health/pollution problems or concerns. Administered through the Department of Environmental Quality. Applications are accepted based on eligibility and available funding.
- **Department of Natural Resources and Conservation (DNRC)** - unlimited loans to protect, preserve, or properly utilize natural resources such as groundwater. Loan limits are based on the applicant's debt capacity. Applications are accepted based on available funding.
- **Intermediate Term Capital Program (INTERCAP)** - loans of up to 100% of the project cost with no local match required. Loan term is limited to 15 years, the useful life of the project, or any borrower term limit set by statute. Loans can be used for infrastructure projects, vehicles and equipment, and energy retrofit projects, and are based on the community's ability to repay. Applications are accepted based on eligibility and available funding.

Nearly all loan programs require authorization of the community to pay back the loans, including the issuance of bonds, and several have other security requirements. Loan authorization is most often obtained through the issuance of bonds. Bonds are usually tied to general tax obligation or utility revenues. General obligation bonds are secured by the raising of property taxes with an amortization of the financing over several years to allow taxpayers to pay a smaller amount of the project's cost at a time.

However, they do commit the borrower's resources over a long period of time and thus decrease the flexibility of how yearly revenues can be utilized.

Government Agencies

There are a few government agencies that have their own financial resources available to help with necessary capital improvements. These are always based on need, proper planning, and a determination by the agency that the project and its associated improvements are a worthy investment to serve the general public. Examples of such agencies include:

- **Montana Fish, Wildlife and Parks** - The MFWP Land and Water Conservation Fund has approved projects such as ball fields, public parks, golf courses, outdoor pools, and trails. The fund requires applicants to be prepared to pay for the entire project before being reimbursed for up to 50% of allowable costs.
- **Montana Fish, Wildlife and Parks** - Recreational Trails Program (RTP) funds grants up to \$69,999 for the standard grant and up to \$100,000 for the big grant for projects including: urban trail development, basic front and backcountry trail maintenance, restoration of areas damaged by trail use, development of trailside facilities, and educational and safety projects related to trails. RTP requires a match of 20% of the project cost.
- **Montana Department of Transportation** - The Transportation Alternatives Program (MDT) provide funding for programs and projects defined as transportation alternatives; including on and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation. The program also provides funding for recreational trail program projects; safe routes to school projects; and projects for the planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways. Applications are due yearly depending on availability of funding and there is a required cash match of 13.42%.
- **Environmental Protection Agency (EPA)** - The State and Tribal Assistance Grants (STAG) program provides grants for public water and wastewater projects. A local match of 45% is required, and grant awards are tied to the federal appropriations process. EPA also provides special funding for projects to address serious environmental concerns such as hazardous waste sites, chemical contamination of a water supply (e.g., arsenic, copper, etc.), or other environmental threats to the health and welfare of the general public.
- **US Department of Agriculture (USDA)** - USDA administers the Community Facilities Grant Program, which can be used to assist with the development of

essential community facilities in rural areas and towns of up to 20,000 in population. Applicants must have the legal authority to construct, operate, and maintain the proposed facility, and also be unable to secure needed funds from commercial sources at reasonable rates and terms.

- **Montana Department of Commerce** - The Tourism Infrastructure Investment Program (TIIP) invests a portion of the Montana Commerce Department's "bed tax" funding into new tourism-related infrastructure products, the enhancement of existing tourism facilities, and the preservation of Montana's heritage and cultural treasures. Non-profit sponsors or communities are eligible to apply for TIIP funds. The funds are awarded on an annual basis through a competitive application process. Sponsors are required to invest \$1 for every \$2 in TIIP Grant funds received for their project. The minimum TIIP grant is \$20,000.
- **Montana Department of Commerce** - The Montana Department of Commerce Montana Historic Preservation Grant Program is a new grant program approved by the 2019 legislature and was created to help communities increase economic development, community revitalization and statewide tourism through added investment, job creation, business expansion and local tax-base growth. The program awards up to \$500,000 for each eligible grant recipient, the funding will be used to improve historical sites, historical societies or history museums in Montana. These improvements may include infrastructure repair, building renovations, maintenance, building code issues, security enhancements and fire protection. Eligible applicants for the program include incorporated nonprofit organizations, incorporated cities or towns, associations, counties and tribal governments. Historic sites will be considered eligible if it is either a structure or site that is listed on a national, state or local historic registry, a structure or site that contributes to a historic district or a structure that is more than 50 years old with documented historical significance to a Montana community or region. It is anticipated this will be a bi-yearly program with projects approved by the legislature.
- **Economic Development Administration (EDA)** - provides grants of up to \$500,000 (or greater for specific and unique circumstances) available for economically depressed areas (high jobless rate) or specific economic development projects based on job creation/retention. Applications are accepted at any time, based on available funding.
- **Federal Emergency Management Agency (FEMA)** - The Pre-Disaster Mitigation (PDM) program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures,

while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to state allocations, quotas, or other formula-based allocation of funds. FEMA/DHS also provide grants for necessary planning and improvements to enhance safety and security of the area and its infrastructure. Programs include the Emergency Operations Center (EOC) Grant Program and the Interoperable Emergency Communications Grant Program (IECGP). Applications are accepted based on available funding.

- **U.S. Army Corp of Engineers** - Water Resources Development Act (WRDA) grant funds are available to public entities for water and wastewater projects, as well as environmental restoration and surface water resource protection and development. An application is made through the Congressional delegation, and a local match of 25% is required.

Private Foundations

There are numerous foundations and private sources of both grant and loan money available that can sometimes be used on capital improvements. Generally, these are based on extreme need and the inability of finding funding elsewhere. Such programs are often competitive and entirely discretionary on the part of the grantor and thus may not be as reliable a source of funding as some others listed above. Private funding is also usually limited to fairly small amounts and targeted at specific needs (e.g., landscaping and enhancement, library expansion, purchase of life safety equipment, etc.).

Broadwater County Trust Board

The Broadwater County Trust Board is local organization that manages funds from the sale of BOR property in the 1990s offering funding for projects that will benefit recreational services. Funds are able to be accessed through an application process, where the applications are screened, ranked and managed by the Trust Board. Applications for funding are typically accepted monthly and are often considered in the month the application is received. All contracts and disbursement of funds are under the direction of the Broadwater County Commission.

Montana Business Assistance Connection (MBAC)

MBAC is a non-profit organization and is an active member of the Montana Economic Developers Association (MEDA). They have achieved recognition as an Economic Development District by the U.S. Department of Commerce and as a Certified Regional Development Corporation by the Montana Department of Commerce. MBAC's funding comes from local, state, and federal governments plus fees for services. MBAC's focus is community & economic development including feasibility studies, planning grants, infrastructure projects, job creation, job retention, workforce

training, business technical assistance (including business start-up, business plans, gap financing) and more.

Value In-Kind Sponsorship

Value in kind sponsorship may be made for an exchange of goods or services for advertisement in a Fair related marketing brochure. The value of the goods or services is considered an equal exchange for the advertisement.

Community Service

Project can be designated for community involvement. Rodeo Club involvement, participation and labor on past projects is a good example. Funds can be utilized to buy materials, with community involvement to construct the facility.

In order to implement proposed improvements introduced in this Plan, it's recommended that City and County staff track available funding sources on a regular basis to identify potential funding for projects identified within this plan. Organization of volunteer groups dedicated to select improvements (e.g., Multi-Use Facility, Indoor Arena, and 4-H building) is also highly recommended. A coordinated effort between County staff and constituents dedicated to improving the County fairgrounds will ensure that this unique and significant amenity will remain the heart of Broadwater County.

Points for Further Consideration

When future facilities are considered or built in the future, the following questions will need to be answered prior to implementation.

- What will happen with the Rodeo Club's long-term lease?
- How will these be funded?
- Who will perform the operation and maintenance?
- Who will pay for the upkeep of these facilities?
- Can entities be charged for use of these facilities and how much?
- What entity will manage funds acquired from use of new facilities?
- Who will own the building?

Special Thanks to:

Broadwater County Commissioners

Laura Obert, Chairman
Mike Delger, Commissioner
Darrel Folkvord, Commissioner

City of Townsend Council Members

Mike Evans, Mayor
Vicki Rauser, President

Christina Hartmann, Member
Ken Urich, Member
Angie Wintrow, Member
Mike Millay, Member
Matt West, Member

Broadwater County Trust Board

Steve McCullough, Chairman
Kim Kondelik, Vice Chairman
Virgil Binkley, Member
Al Christophersen, Member
Doug Breker, Member
Joe Jepson, Alternate
Debi Randolph, Secretary

Broadwater County Fair Board

John Rauser, President
Missy Rauser, Member
Val Hornsveld, Member
Karen Noyes, Member
Lisa Larson, Member
Josie Reynolds, Fair Manager

Broadwater County Rodeo Club

Wynn Meehan, President
Vince Thompson, Vice President
Shane Romo, Director
Robert Michael, Director
Mike Cartwright, Director
Jim Thompson, Director
Jessica Graveley, Director
Tanya Dundas, Secretary
Diane Brown, Treasurer
Lisa Larson, Fair Liason

Broadwater County 4-H

Karen Noyes, President
Terri Howey, Vice President
Cassie Cooper, Secretary
Samantha Ferrat, Treasurer
Allison Kosto, MSU Extension Agent
Jason Noyes, Livestock Committee Chairman

EXHIBITS

OVERALL EXHIBITS



Fairgrounds Master Plan
LOCATION MAP

PREPARED FOR

Broadwater County

515 Broadwater
 Townsend, MT 59644

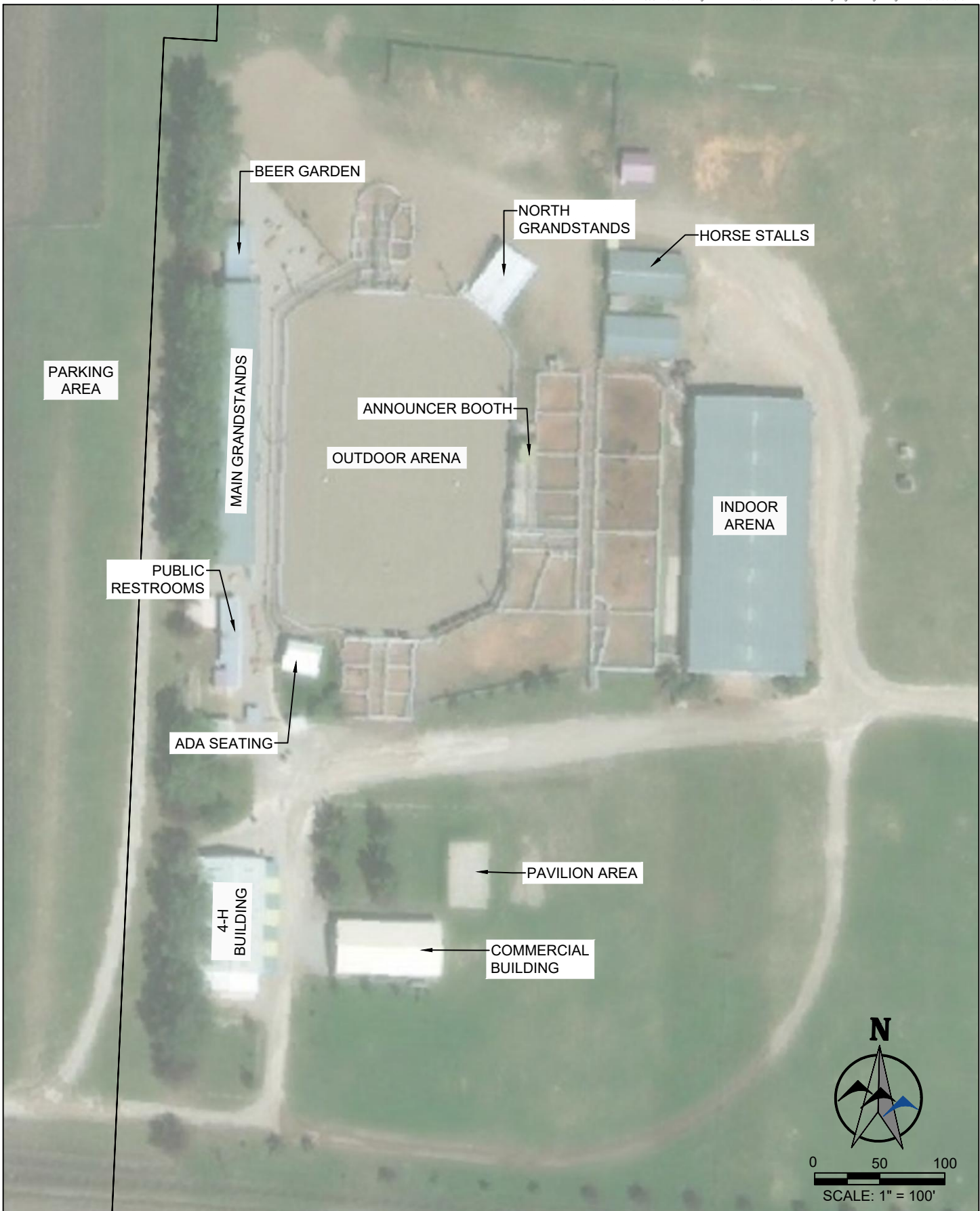
DESIGNED BY: MJS
 DRAWN BY: MJS
 CHECKED BY: STH
 DATE: 11/7/19

PREPARED BY



1275 MAPLE STREET, SUITE F
 HELENA, MT 59601
 (406) 443-3962
 www.wwcengineering.com

FIGURE
1



**FAIRGROUNDS MASTER PLAN
EXISTING FACILITIES**

PREPARED FOR

Broadwater County

515 Broadwater
Townsend, MT 59644

DESIGNED BY: MJS
DRAWN BY: MJS
CHECKED BY: STH
DATE: 11/6/19

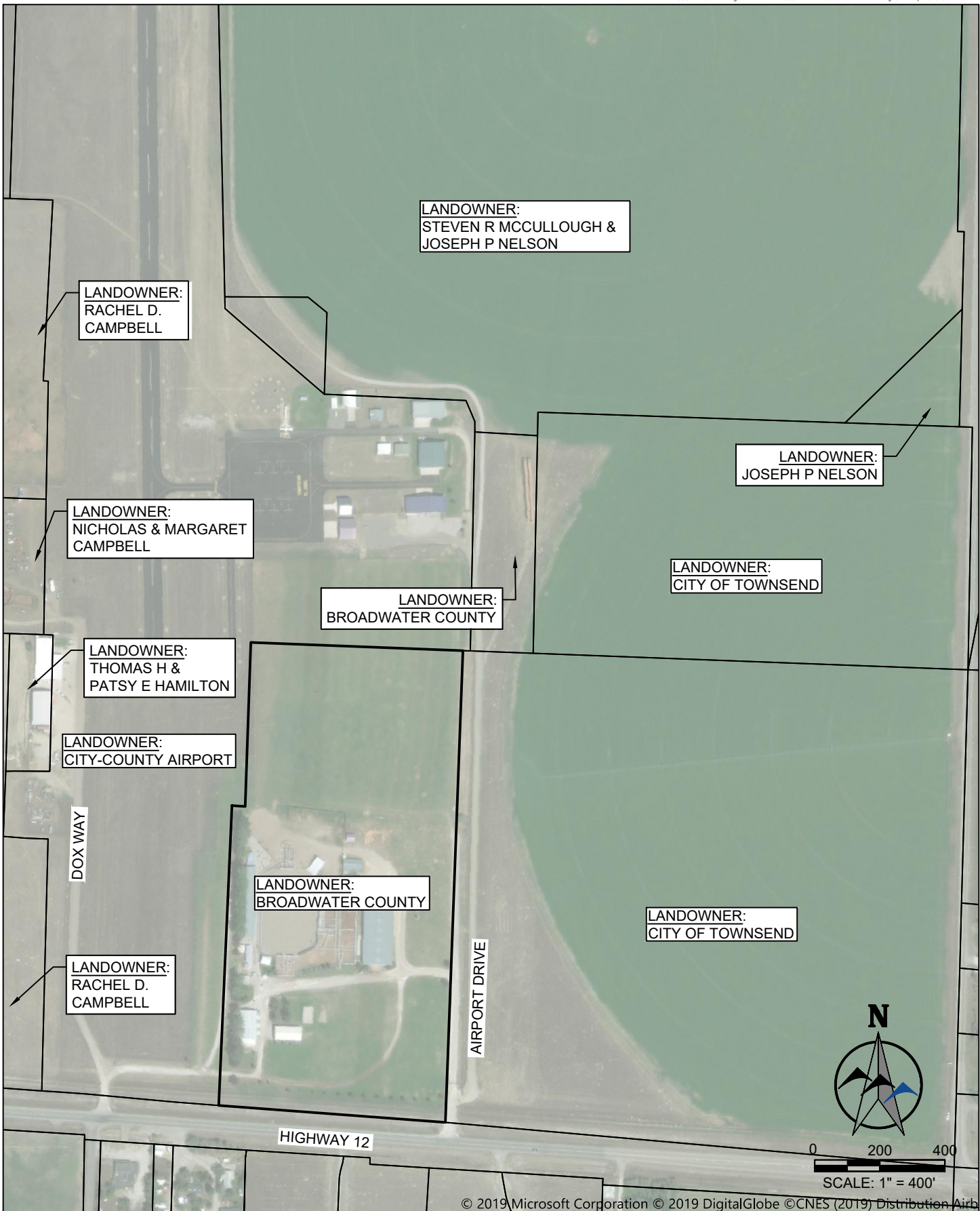
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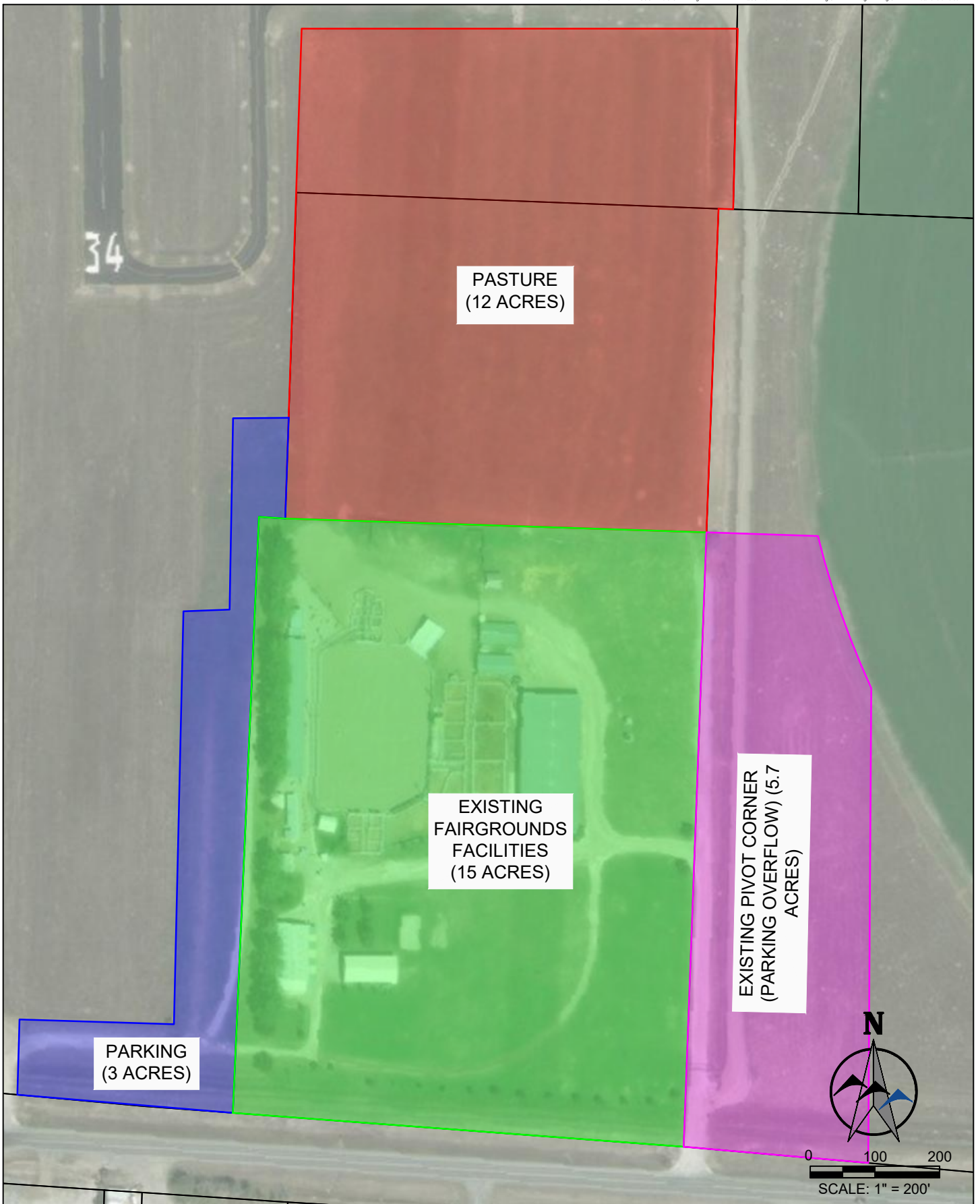
EXHIBIT

2




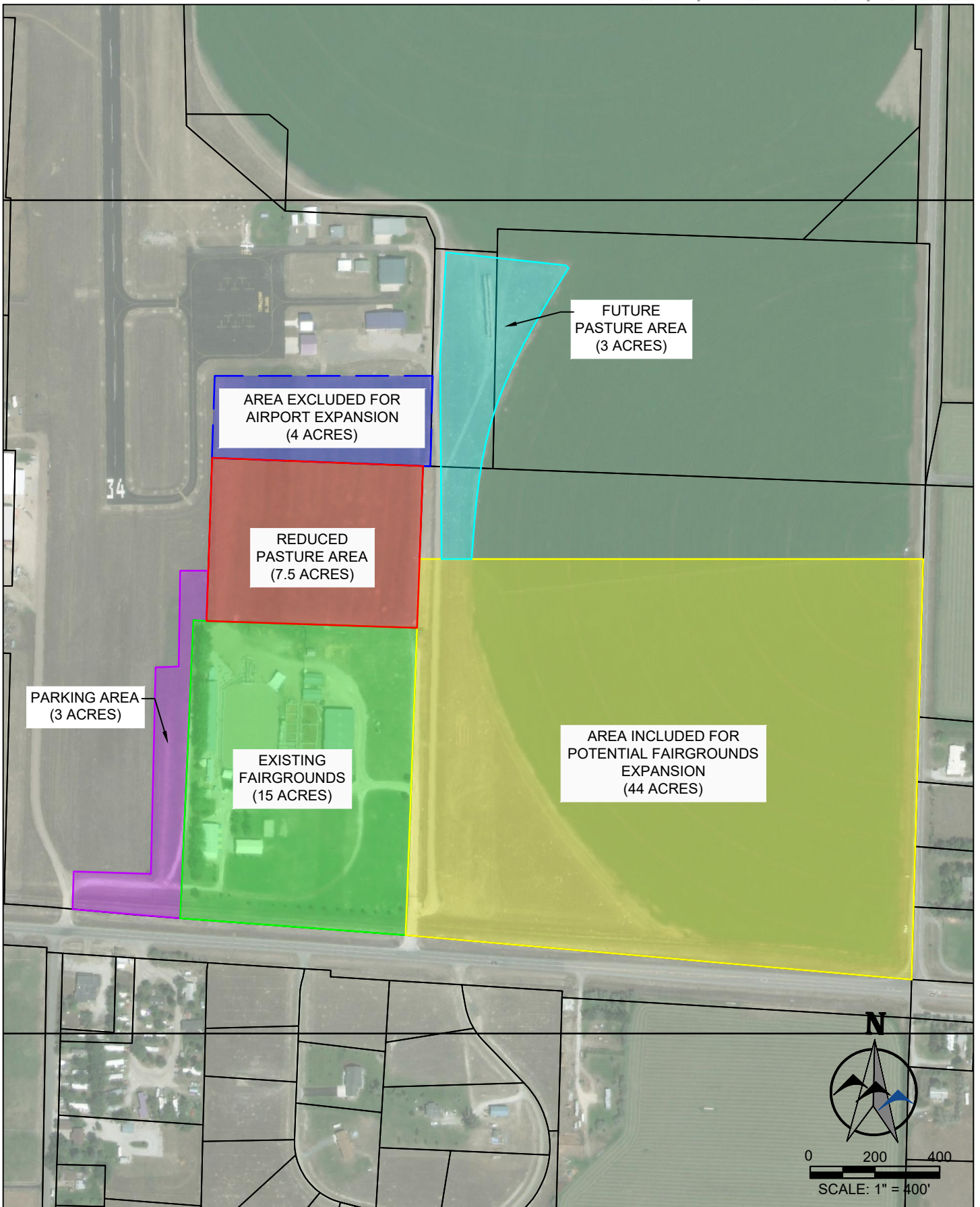
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<p>FAIRGROUNDS MASTER PLAN</p> <p>OWNERSHIP</p>	<p>PREPARED FOR</p> <p>Broadwater County</p> <p>515 Broadwater Townsend, MT 59644</p>	<p>DESIGNED BY: <i>MJS</i></p> <p>DRAWN BY: <i>MJS</i></p> <p>CHECKED BY: <i>STH</i></p> <p>DATE: 11/6/19</p>
	<p>PREPARED BY</p> <p> WWC ENGINEERING</p> <p>1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962 www.wwcengineering.com</p>	<p>EXHIBIT</p> <p style="text-align: center; font-size: 2em;">3</p>



**FAIRGROUNDS MASTER PLAN
EXISTING USE AREAS**

PREPARED FOR Broadwater County	515 Broadwater Townsend, MT 59644	DESIGNED BY: <u>MJS</u> DRAWN BY: <u>MJS</u> CHECKED BY: <u>STH</u> DATE: <u>11/6/19</u>
	PREPARED BY  WWC ENGINEERING	1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962 www.wwcengineering.com



**FAIRGROUNDS MASTER PLAN
POTENTIAL USE AREAS**

PREPARED FOR

Broadwater County

515 Broadwater
Townsend, MT 59644

DESIGNED BY: *MJS*
DRAWN BY: *MJS*
CHECKED BY: *STH*
DATE: 11/6/19

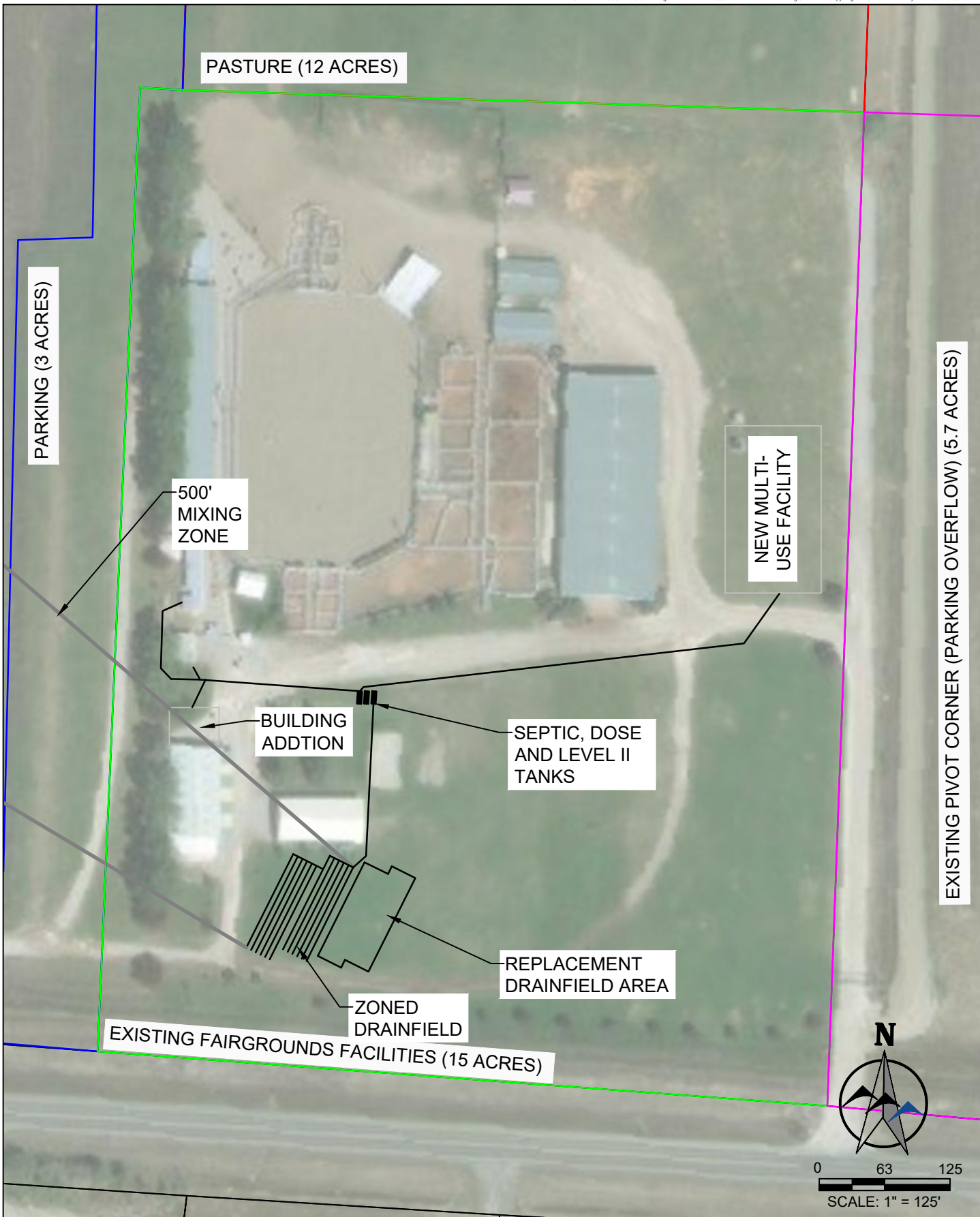
PREPARED BY

WWC ENGINEERING

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HELENA, MT 59601
(406) 443-3962
www.wwcengineering.com

EXHIBIT

5



Fairgrounds Master Plan
**PROPOSED ON-SITE
 WASTEWATER SYSTEM**

PREPARED FOR Broadwater County	515 Broadwater Townsend, MT 59644	DESIGNED BY: <i>MJS</i> DRAWN BY: <i>MJS</i> CHECKED BY: <i>STH</i> DATE: 11/7/19
	PREPARED BY WWC ENGINEERING	1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962 www.wwcengineering.com



FAIRGROUNDS MASTER PLAN
PROPOSED MULTI-USE PATH

PREPARED FOR

Broadwater County

515 Broadwater
 Townsend, MT 59644

DESIGNED BY: MJS
 DRAWN BY: MJS
 CHECKED BY: STH
 DATE: 11/7/19

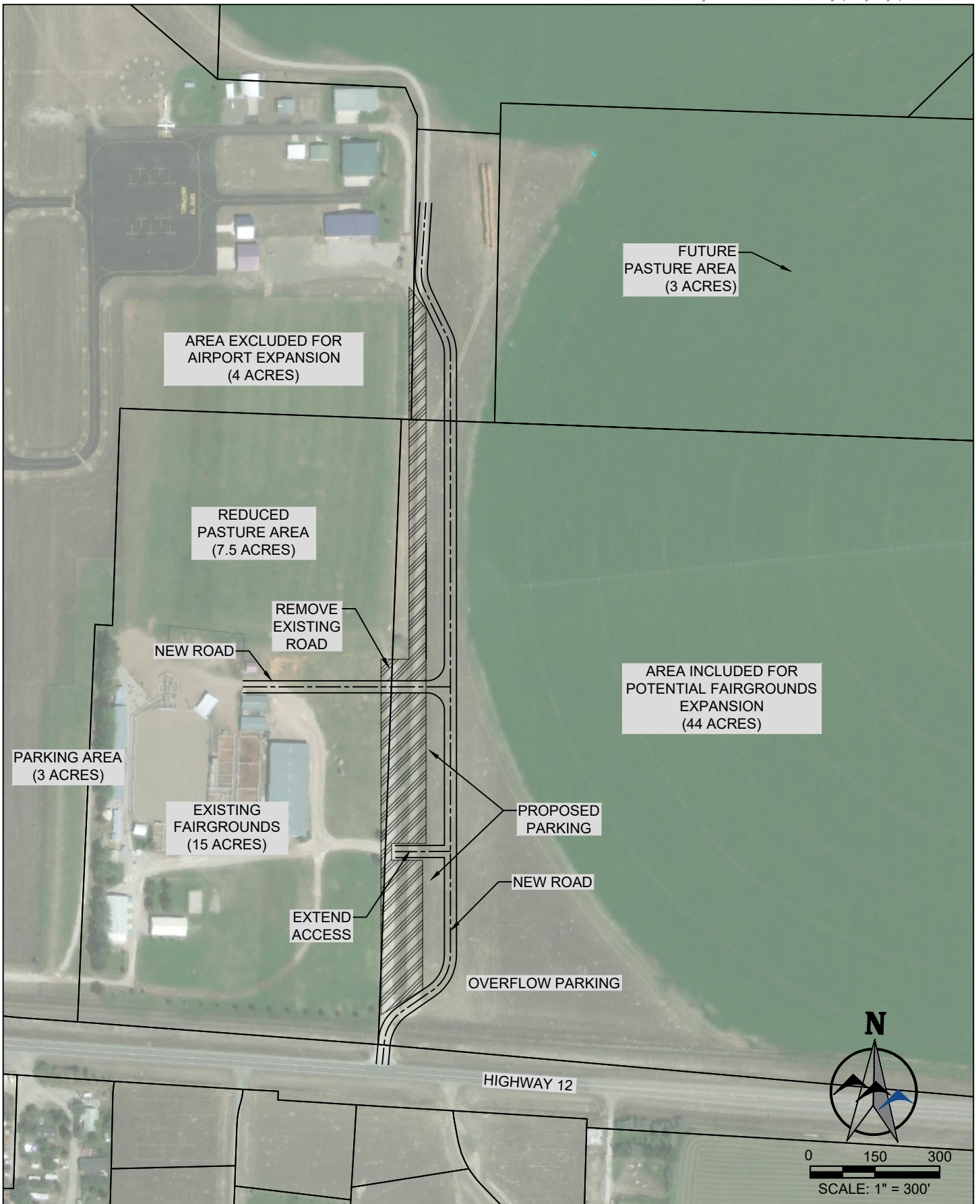
PREPARED BY



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EXHIBIT

7

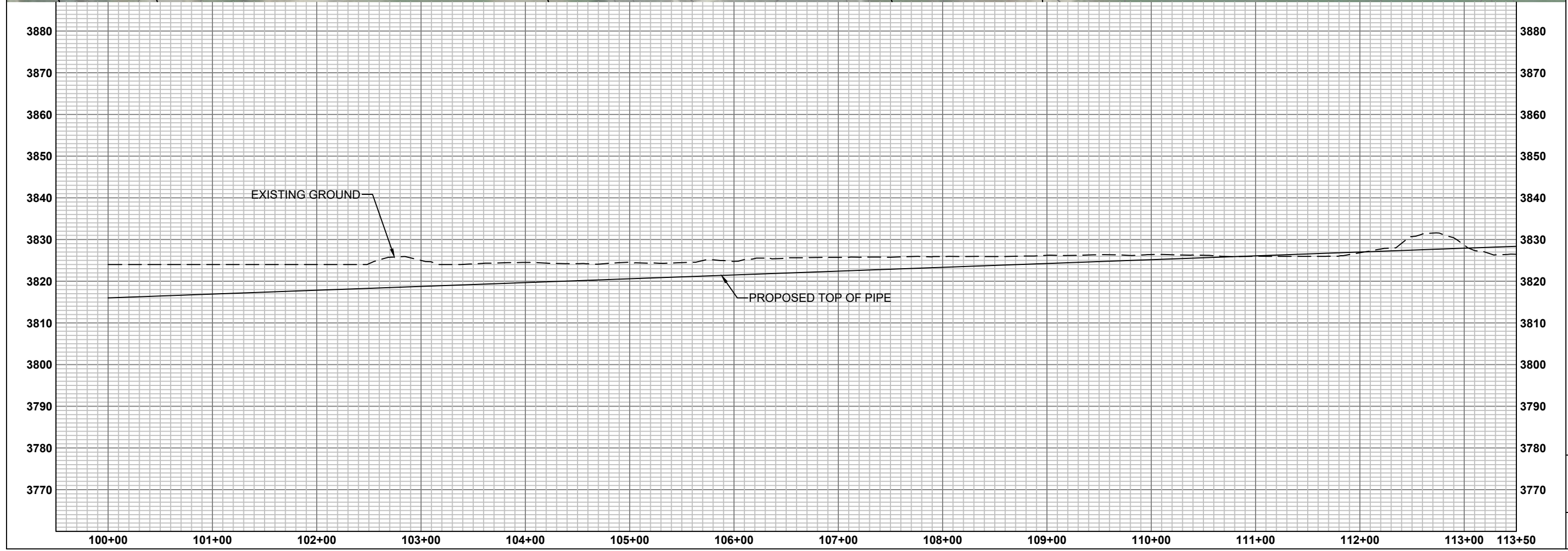
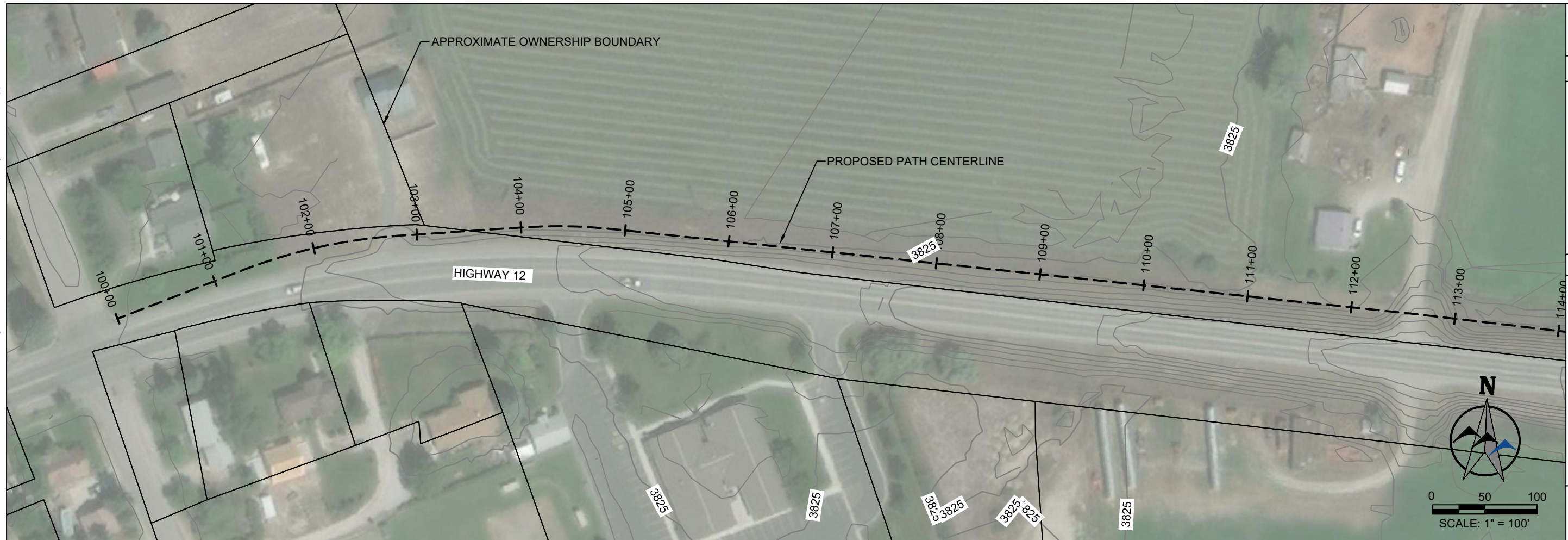


**FAIRGROUNDS MASTER PLAN
PROPOSED ROAD
RE-ALIGNMENT & PARKING
AREAS**

PREPARED FOR Broadwater County	515 Broadwater Townsend, MT 59644	DESIGNED BY: <u>MJS</u> DRAWN BY: <u>MJS</u> CHECKED BY: <u>STH</u> DATE: <u>11/6/19</u>
	PREPARED BY WWC ENGINEERING	1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962 www.wwcengineering.com

PLAN & PROFILE EXHIBITS

K:\Helena\BROADWATER COUNTY\2019171 Fairgrounds Master Plan\05CAD\pdf\19171-PP-EXHB.dwg Plan and Profile - (1) 12/10/2019 4:20:30 PM



NO.	REVISION	BY	DATE

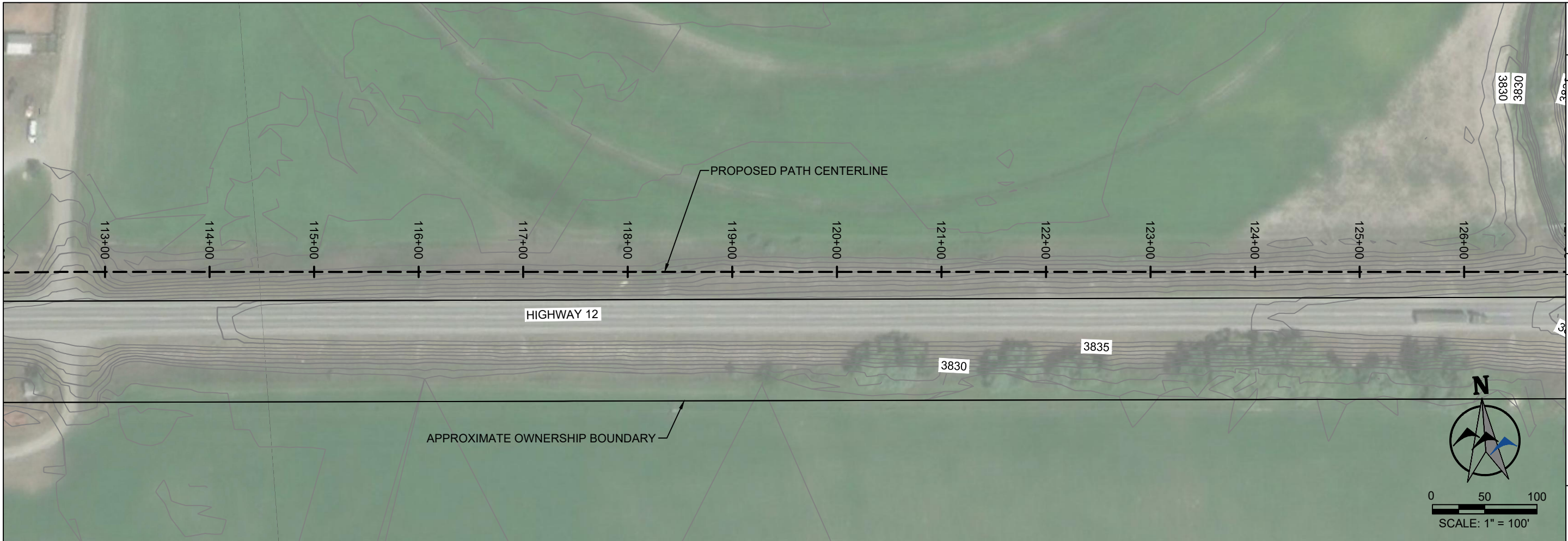
PREPARED BY: **WWC ENGINEERING**
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 HELENA, MT 59601
 (406) 443-3962
 www.wwcengineering.com

BROADWATER COUNTY
 BROADWATER COUNTY FAIRGROUNDS MASTER PLAN
PLAN AND PROFILE - (1)
 BROADWATER COUNTY, MONTANA

DESIGNED BY: GPV
 DRAWN BY: GPV
 CHECKED BY: STH
 DATE: 12/10/19

SHEET
1

K:\Helena\BROADWATER COUNTY\2019171 Fairgrounds Master Plan\05CAD\pdf\19171-PP-EXHB.dwg Plan and Profile - (2) 12/10/2019 4:20:30 PM



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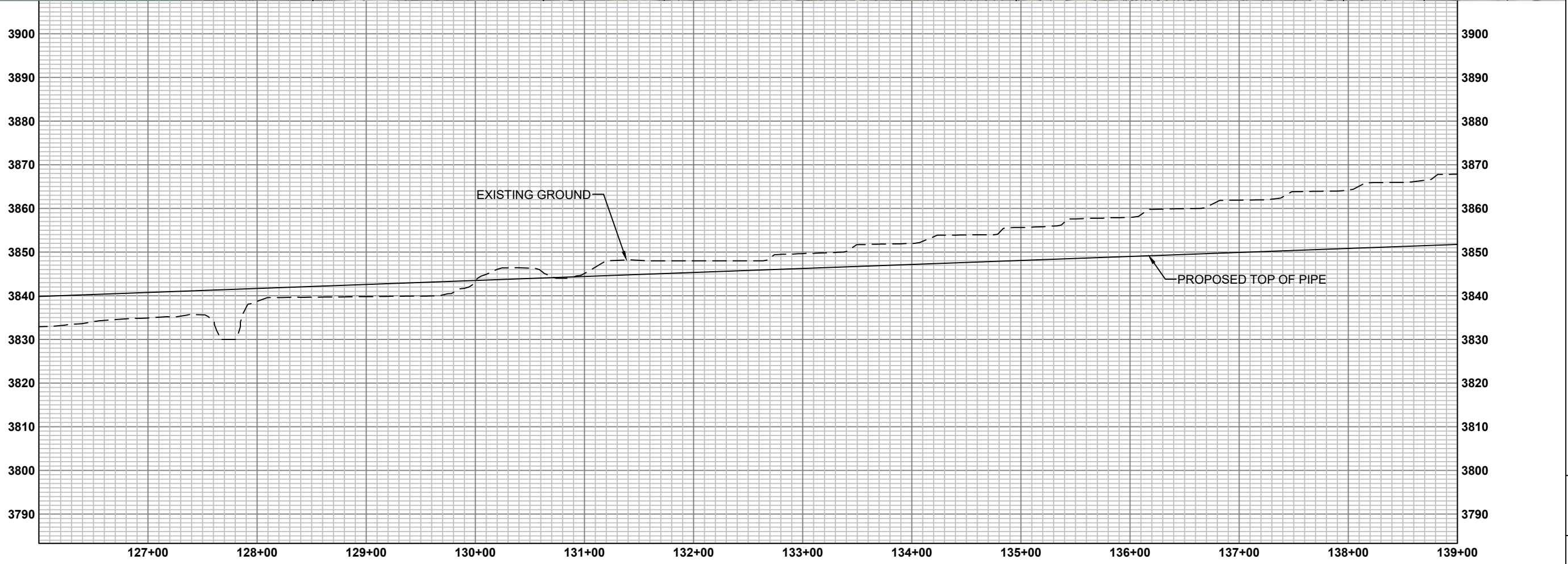
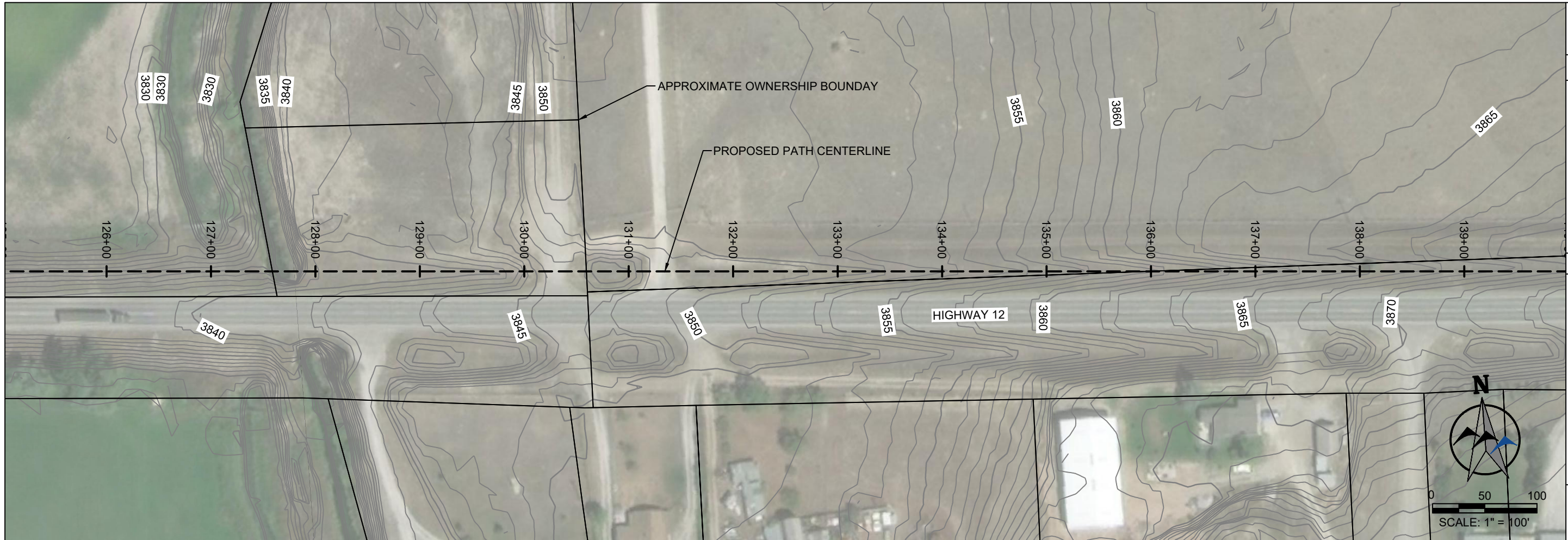
PREPARED BY
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 www.wwcengineering.com

BROADWATER COUNTY
 BROADWATER COUNTY FAIRGROUNDS MASTER PLAN
PLAN AND PROFILE - (2)
 BROADWATER COUNTY, MONTANA

DESIGNED BY: GPV
 DRAWN BY: GPV
 CHECKED BY: STH
 DATE: 12/10/19

SHEET
2

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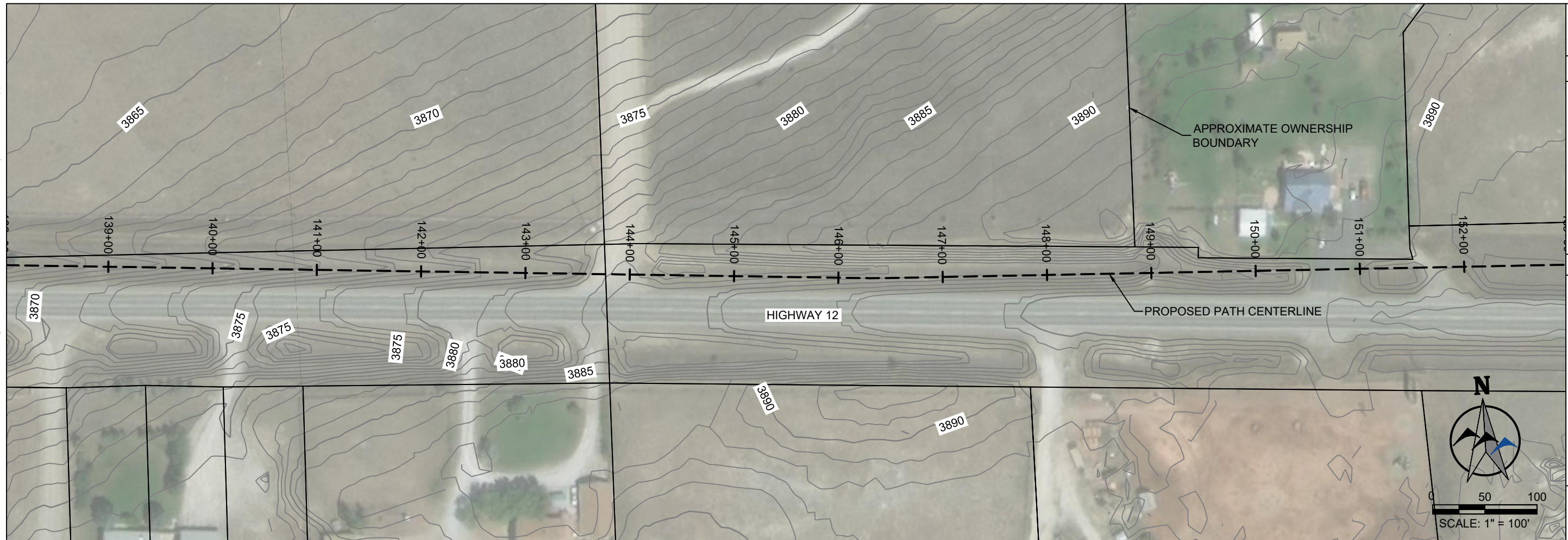
NO.	REVISION	BY	DATE

PREPARED BY
WWC ENGINEERING
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 HELENA, MT 59601
 (406) 443-3962
 www.wwcengineering.com

BROADWATER COUNTY
 BROADWATER COUNTY FAIRGROUNDS MASTER PLAN
PLAN AND PROFILE - (3)
 BROADWATER COUNTY, MONTANA

DESIGNED BY: GPV
 DRAWN BY: GPV
 CHECKED BY: STH
 DATE: 12/10/19

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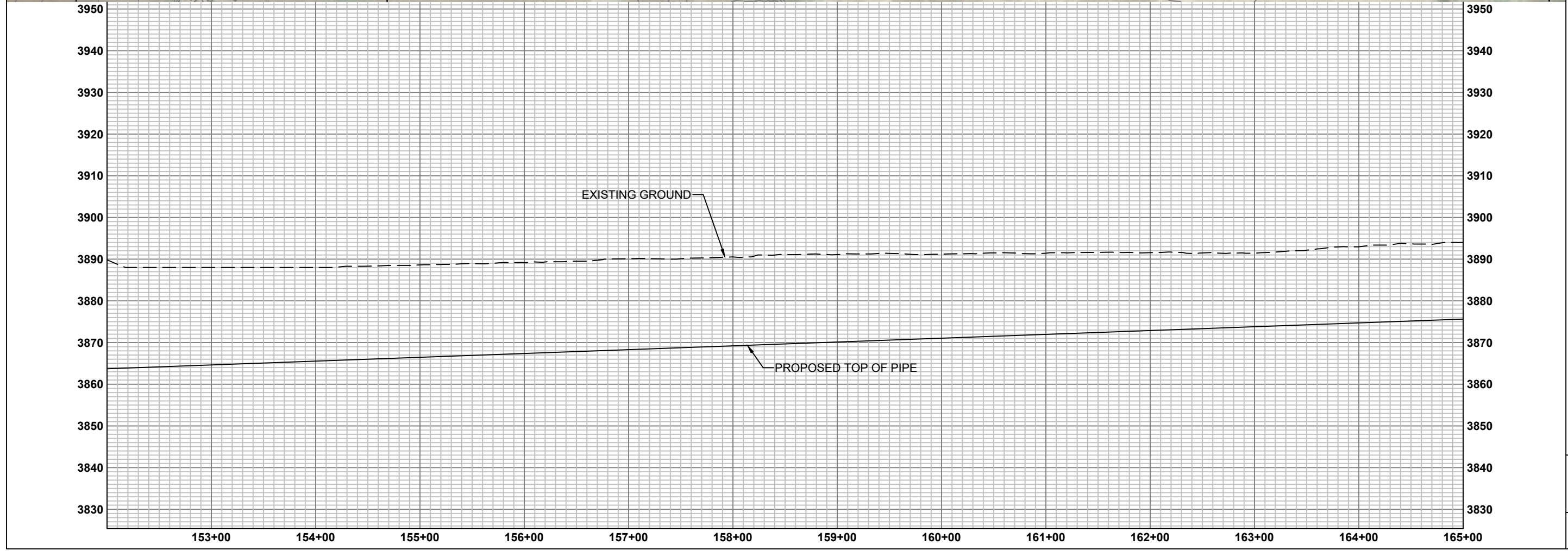
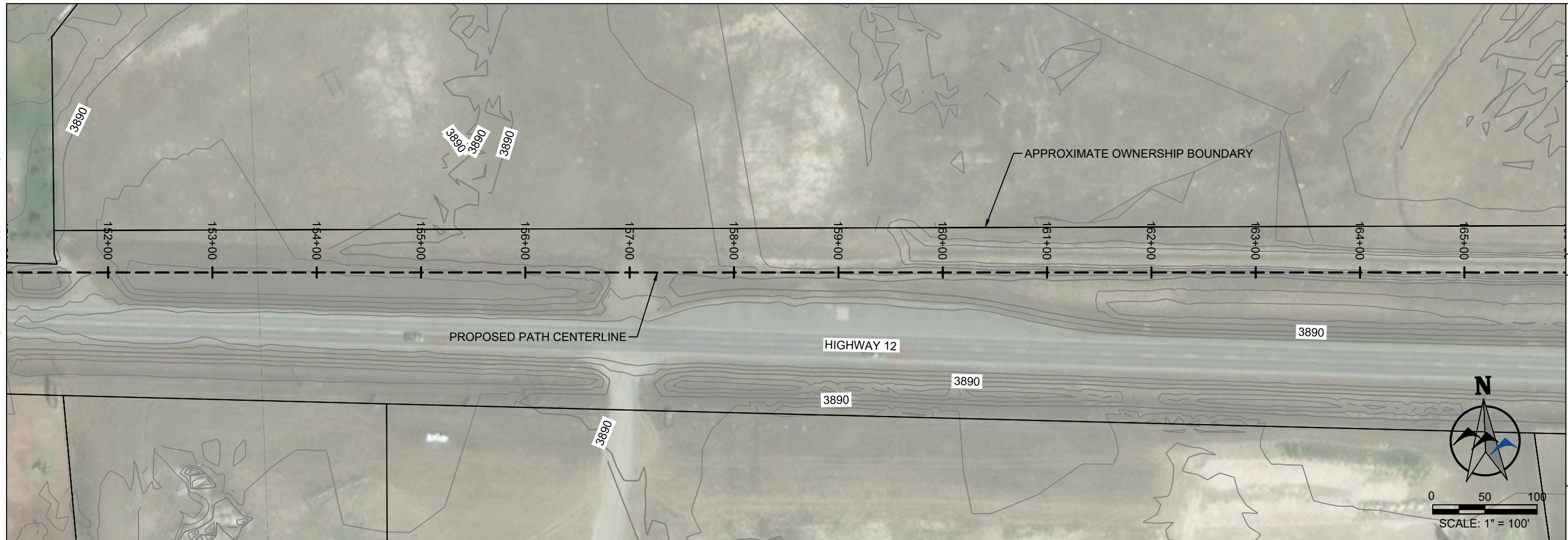
PREPARED BY
WVC ENGINEERING
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 (406) 443-3962
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BROADWATER COUNTY
 BROADWATER COUNTY FAIRGROUNDS MASTER PLAN
PLAN AND PROFILE - (4)
 BROADWATER COUNTY, MONTANA

DESIGNED BY: GPV
 DRAWN BY: GPV
 CHECKED BY: STH
 DATE: 12/10/19

SHEET
4

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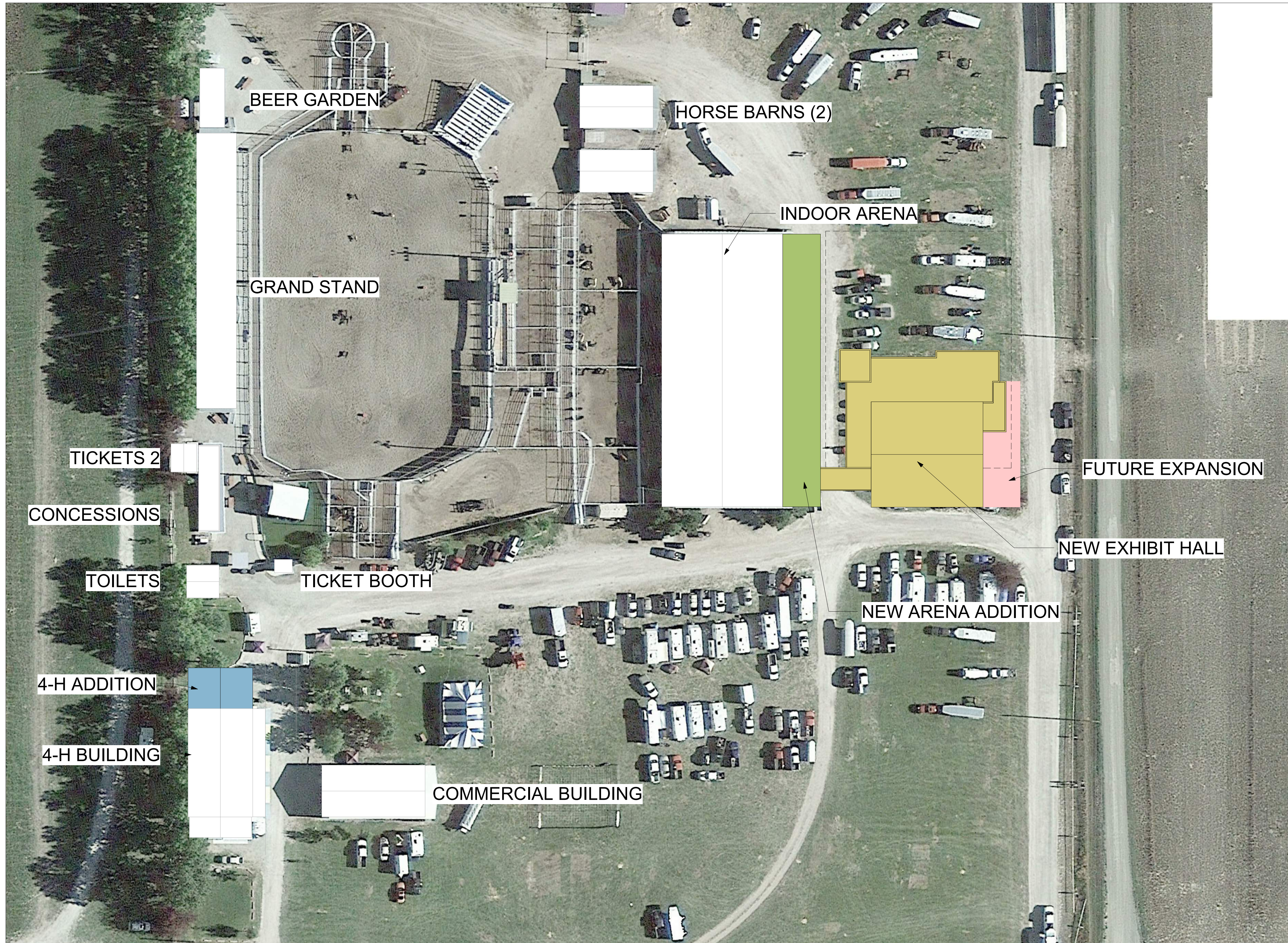
NO.	REVISION	BY	DATE

PREPARED BY
WWC ENGINEERING
 1275 MAPLE STREET, SUITE F
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 (406) 443-3962
 www.wwcengineering.com

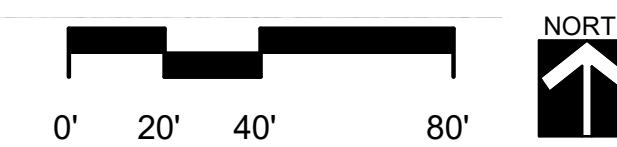
BROADWATER COUNTY
 BROADWATER COUNTY FAIRGROUNDS MASTER PLAN
PLAN AND PROFILE - (5)
 BROADWATER COUNTY, MONTANA

DESIGNED BY: GPV
 DRAWN BY: GPV
 CHECKED BY: STH
 DATE: 12/10/19

ARCHITECTUAL DRAWINGS



ARCHITECTURAL SITE PLAN
1" = 40'-0"



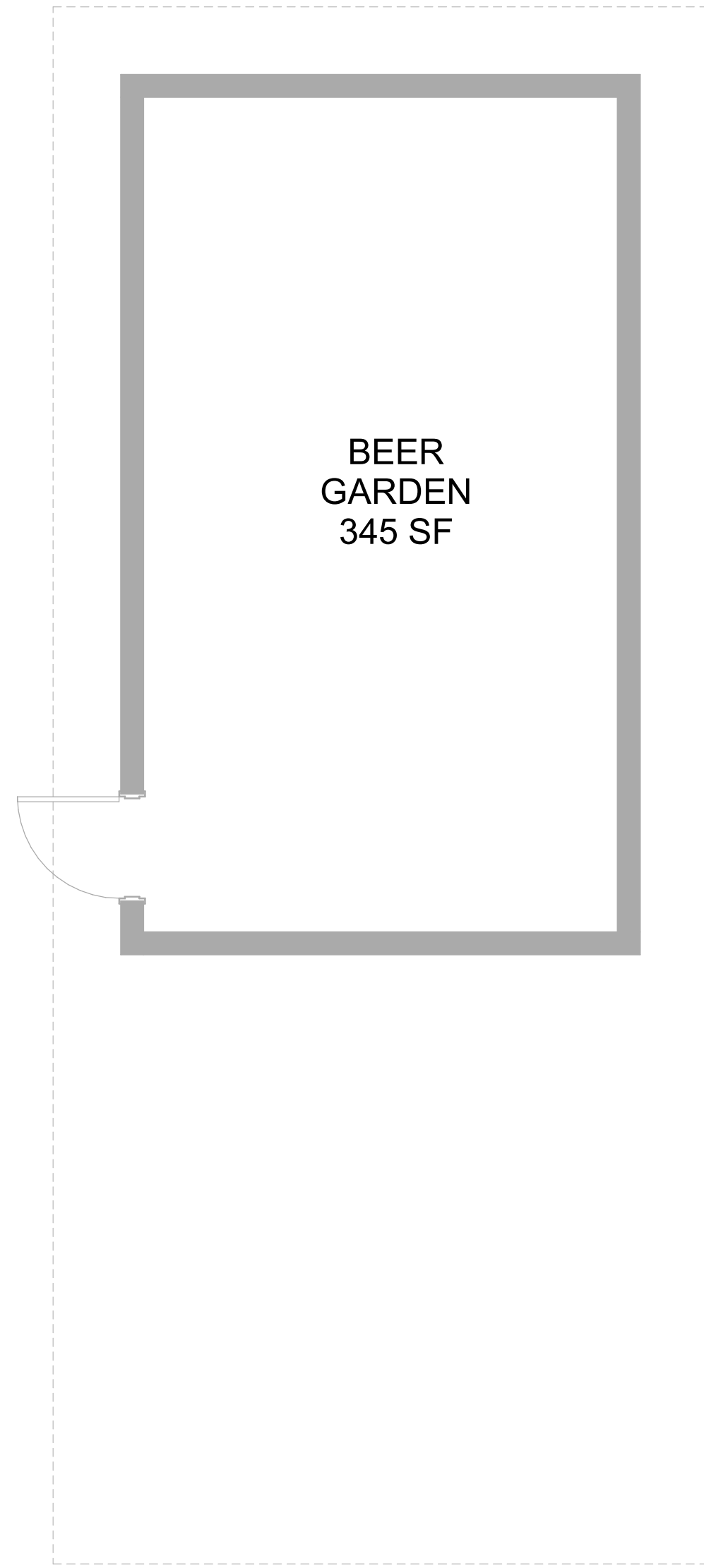
ARCH SITE PLAN - OVERALL
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

PRELIMINARY

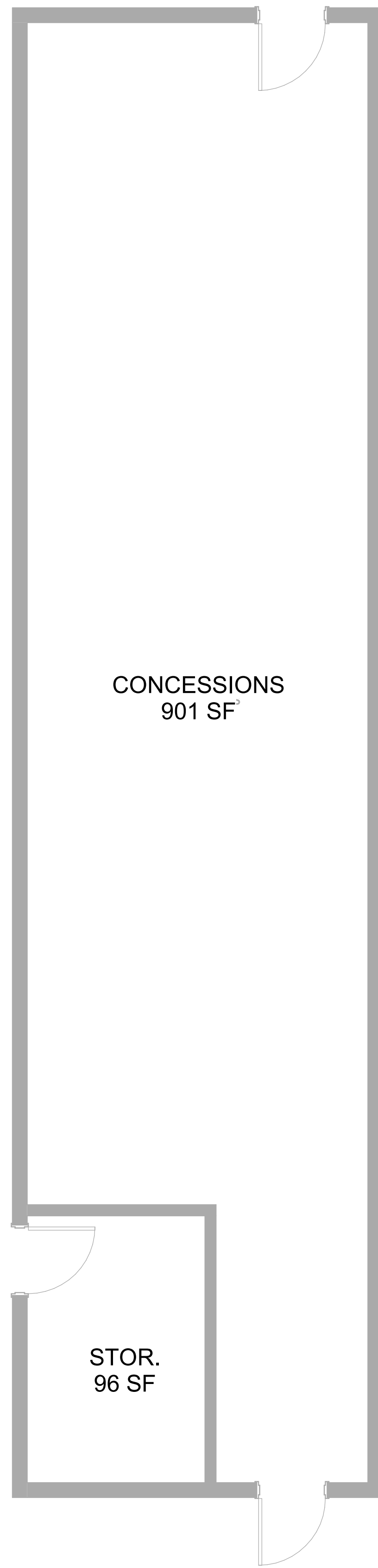
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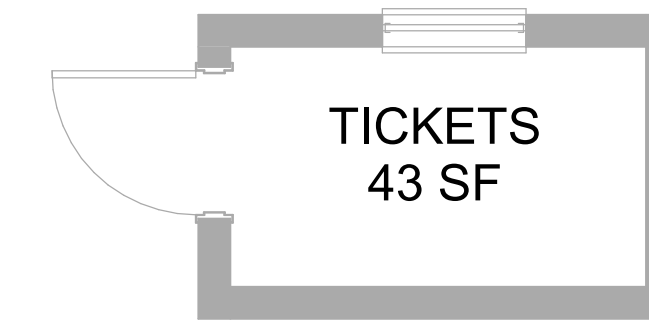
1470 N. Roberts St.
Helena, MT 59601
Tel | 406.457.0360
www.slatearchitecture.com



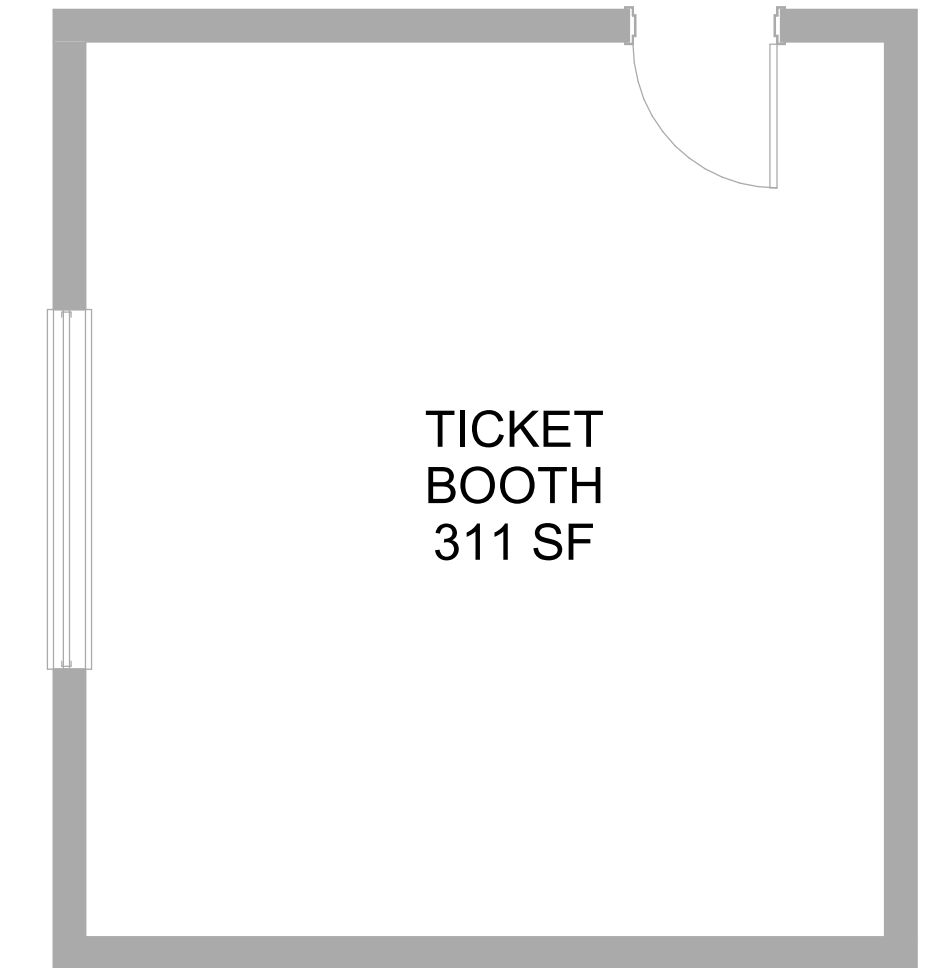
① BEER GARDEN
1/4" = 1'-0"
0' 2' 4' 8' NORTH



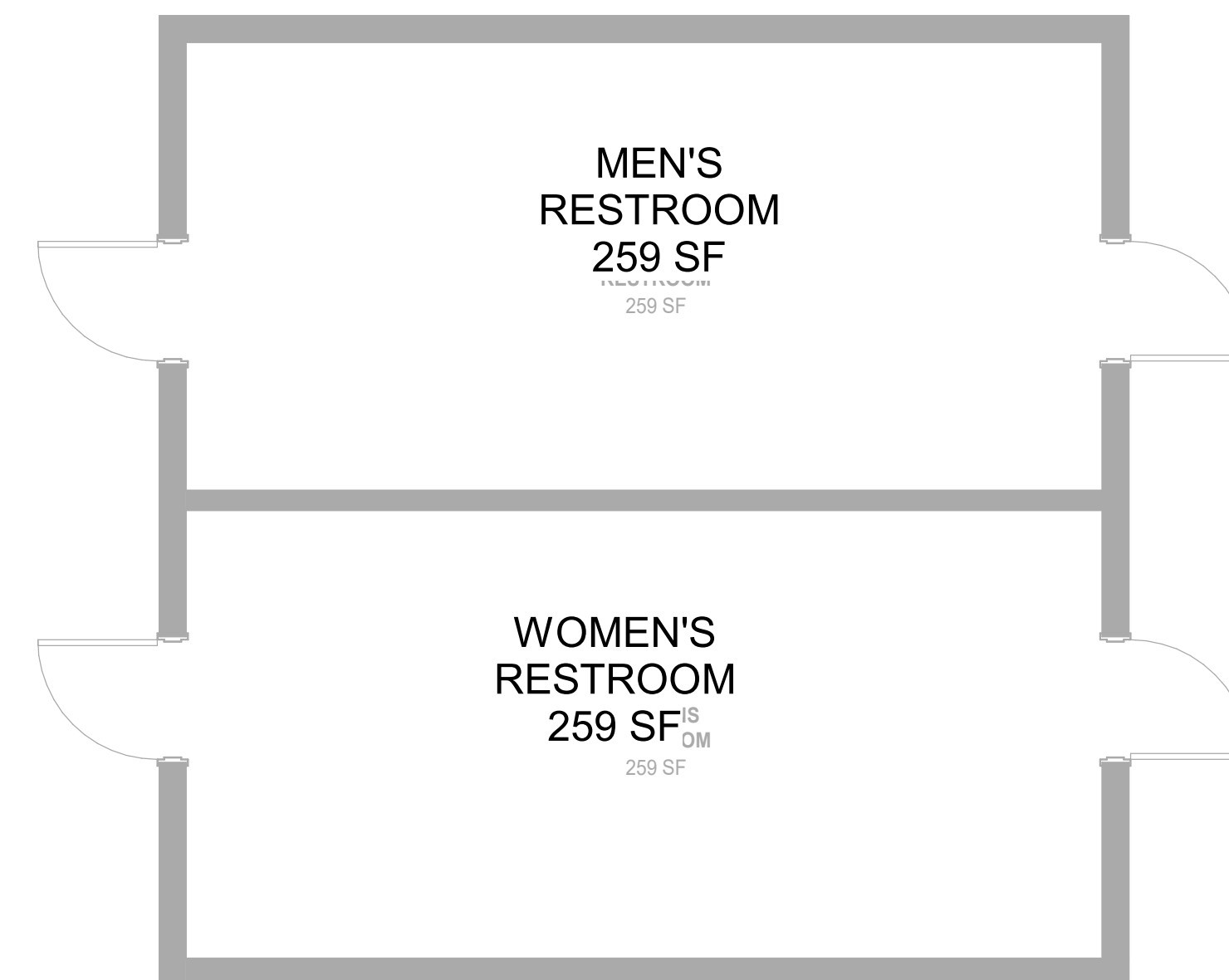
② CONCESSIONS
1/4" = 1'-0"
0' 2' 4' 8' NORTH



③ TICKETS
1/4" = 1'-0"
0' 2' 4' 8' NORTH



④ TICKET BOOTH 2
1/4" = 1'-0"
0' 2' 4' 8' NORTH



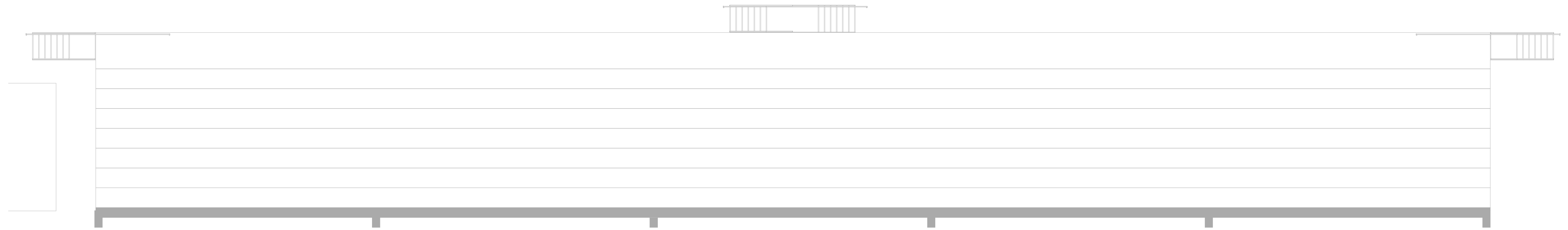
⑤ TOILETS
1/4" = 1'-0"
0' 2' 4' 8' NORTH

BEER GARDEN, CONCESSIONS, TICKETS, RESTROOMS
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

PRELIMINARY

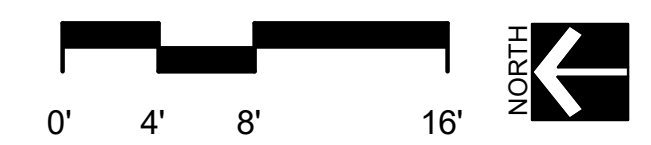


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Tel | 406.457.0360
www.slatearchitecture.com



GRAND STAND
1/8" = 1'-0"

SEATS APPROXIMATELY 785 PEOPLE (INCLUDES CIRCULATION)



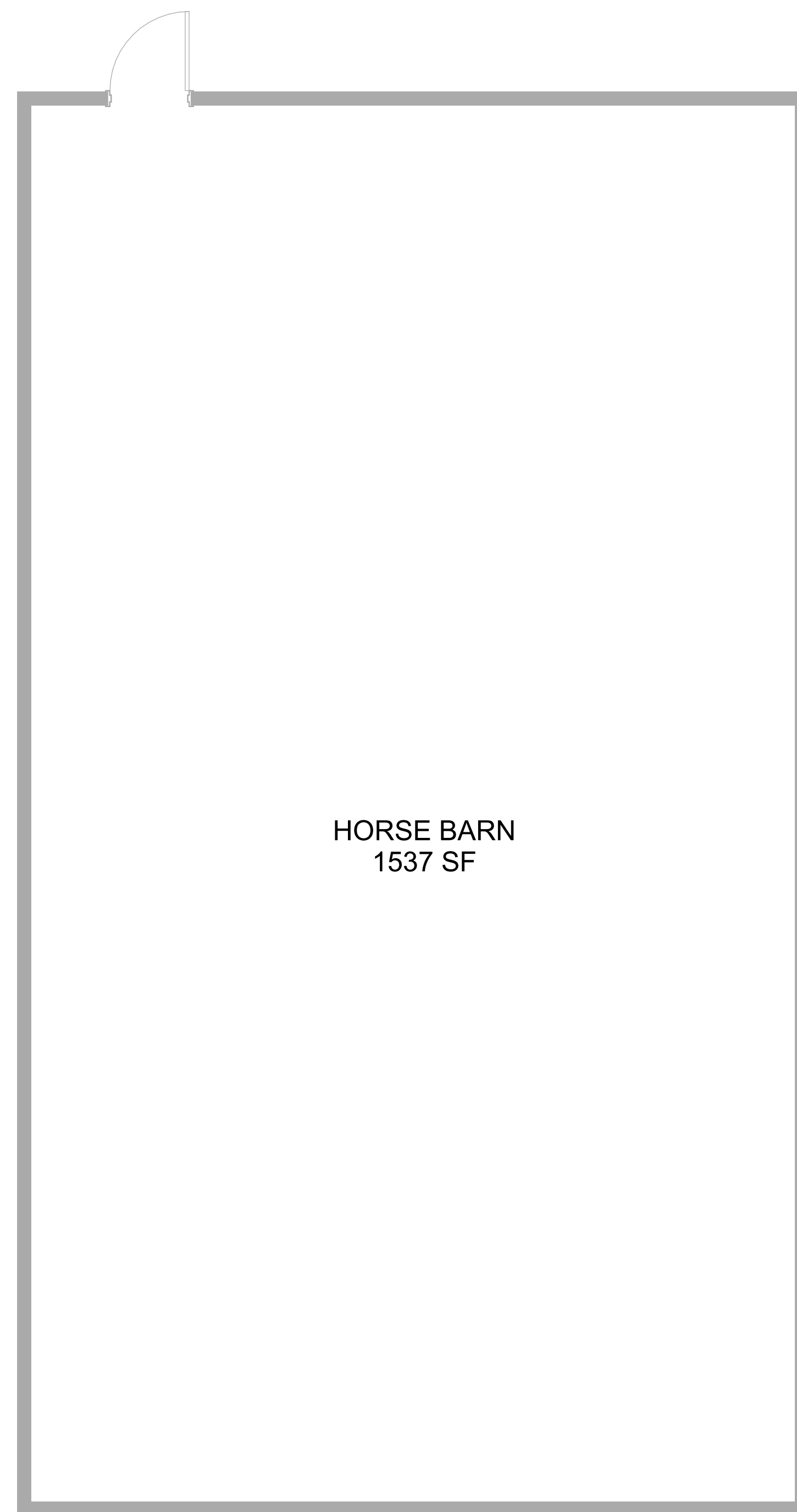
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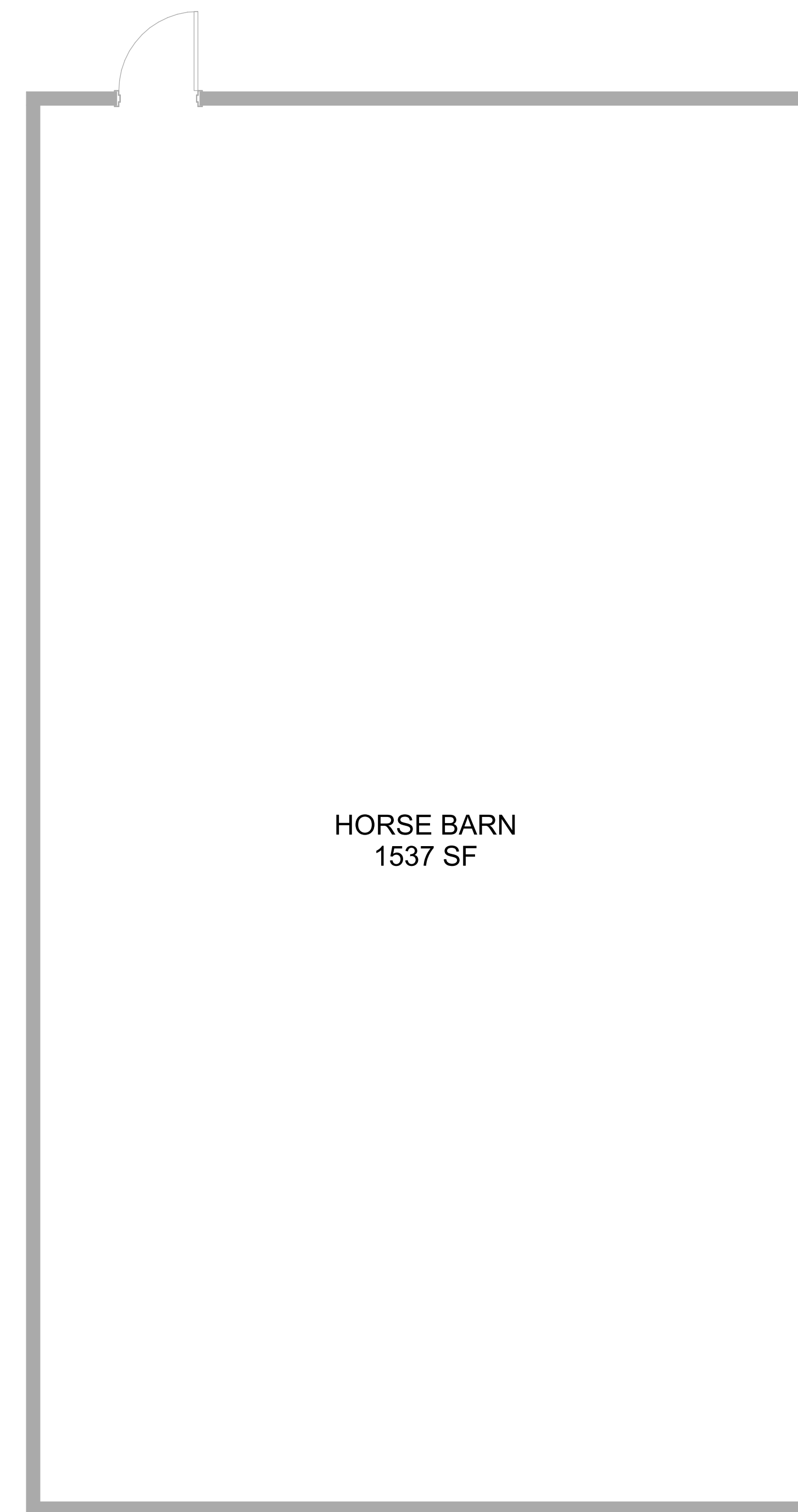
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Tel | 406.457.0360
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GRAND STAND
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

PRELIMINARY

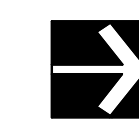


HORSE BARN
1537 SF



HORSE BARN
1537 SF

HORSE BARN
1/4" = 1'-0"



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HORSE BARN
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

PRELIMINARY

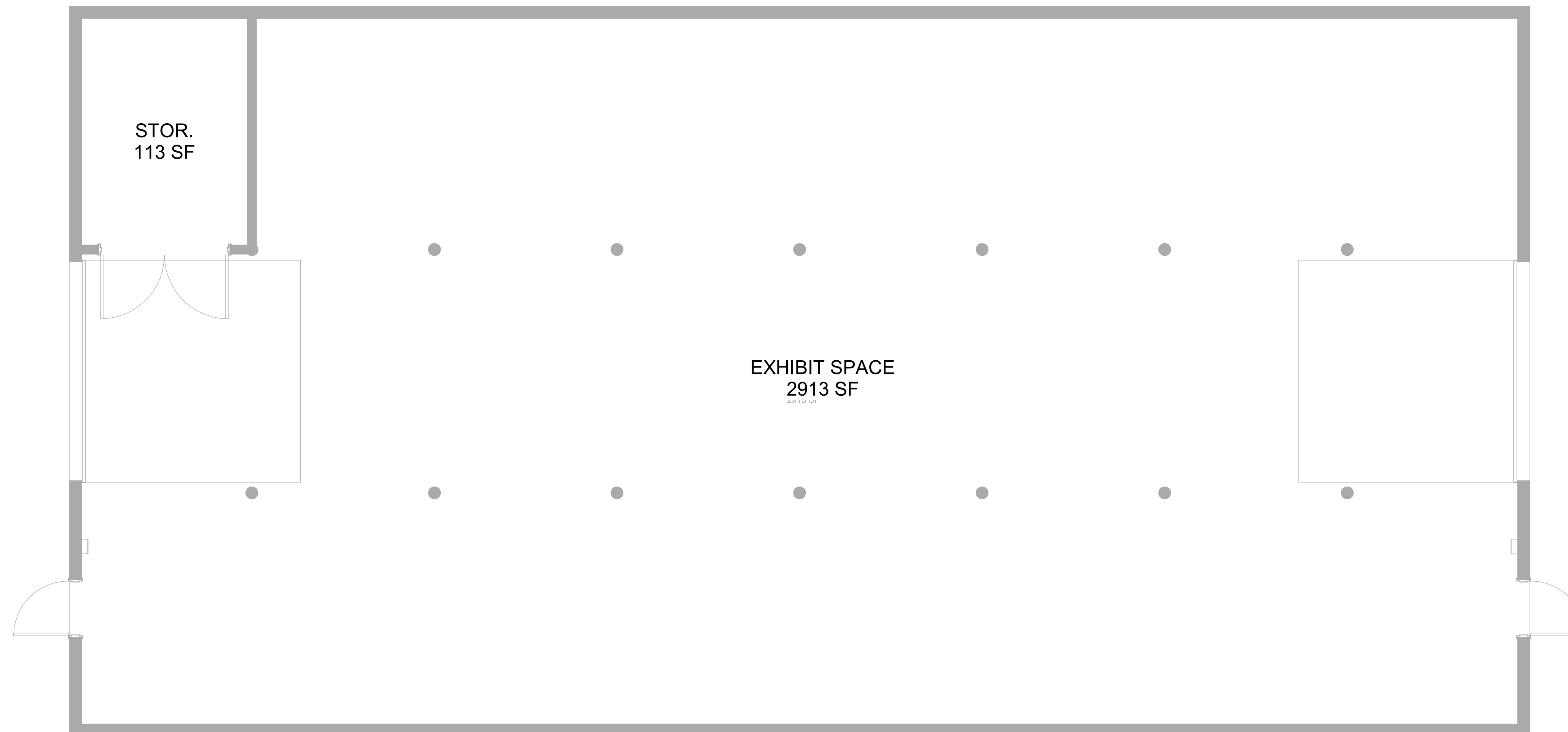
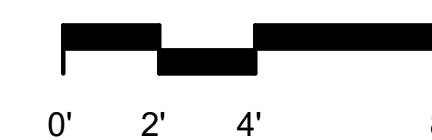


EXHIBIT
1/4" = 1'-0"



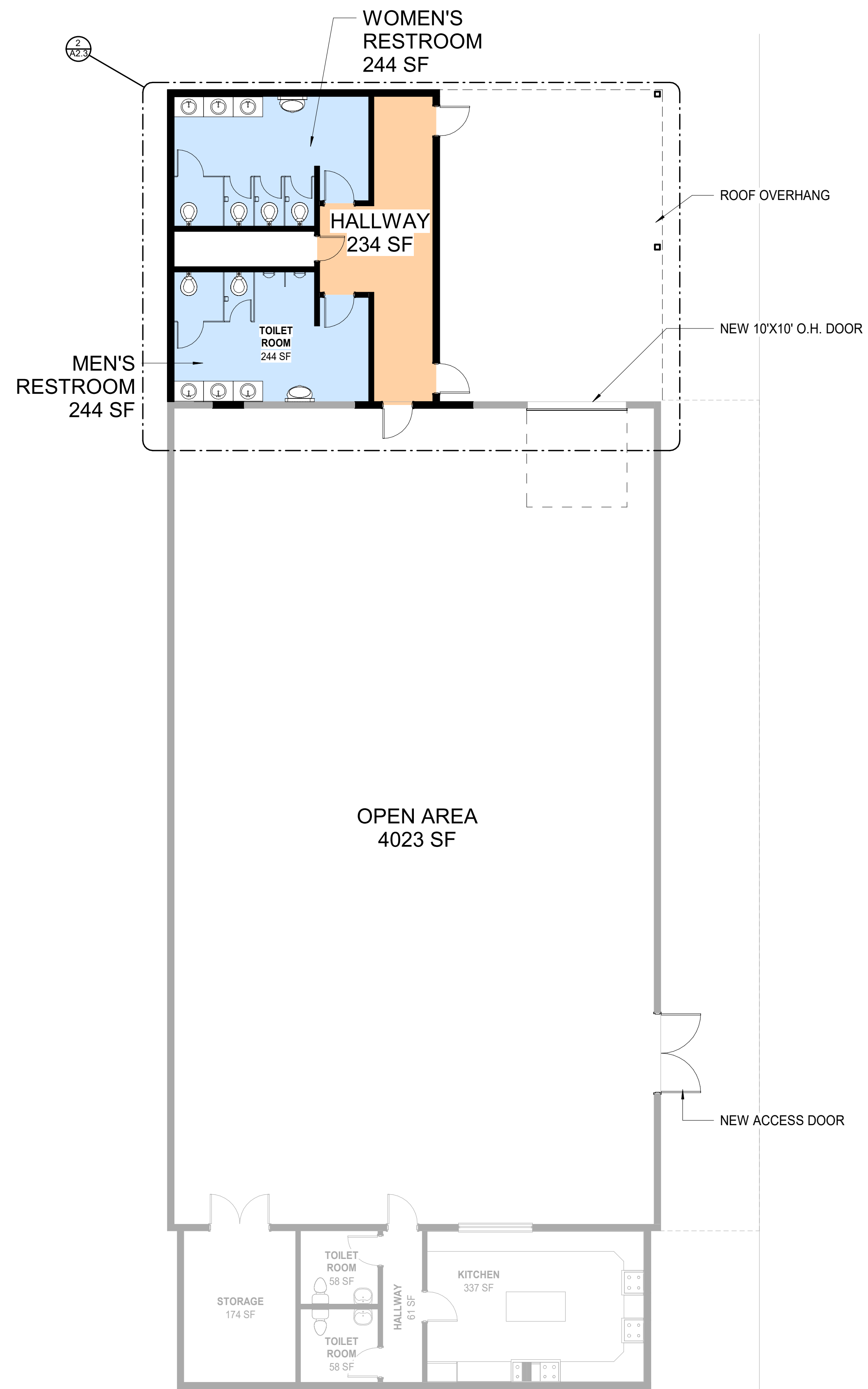
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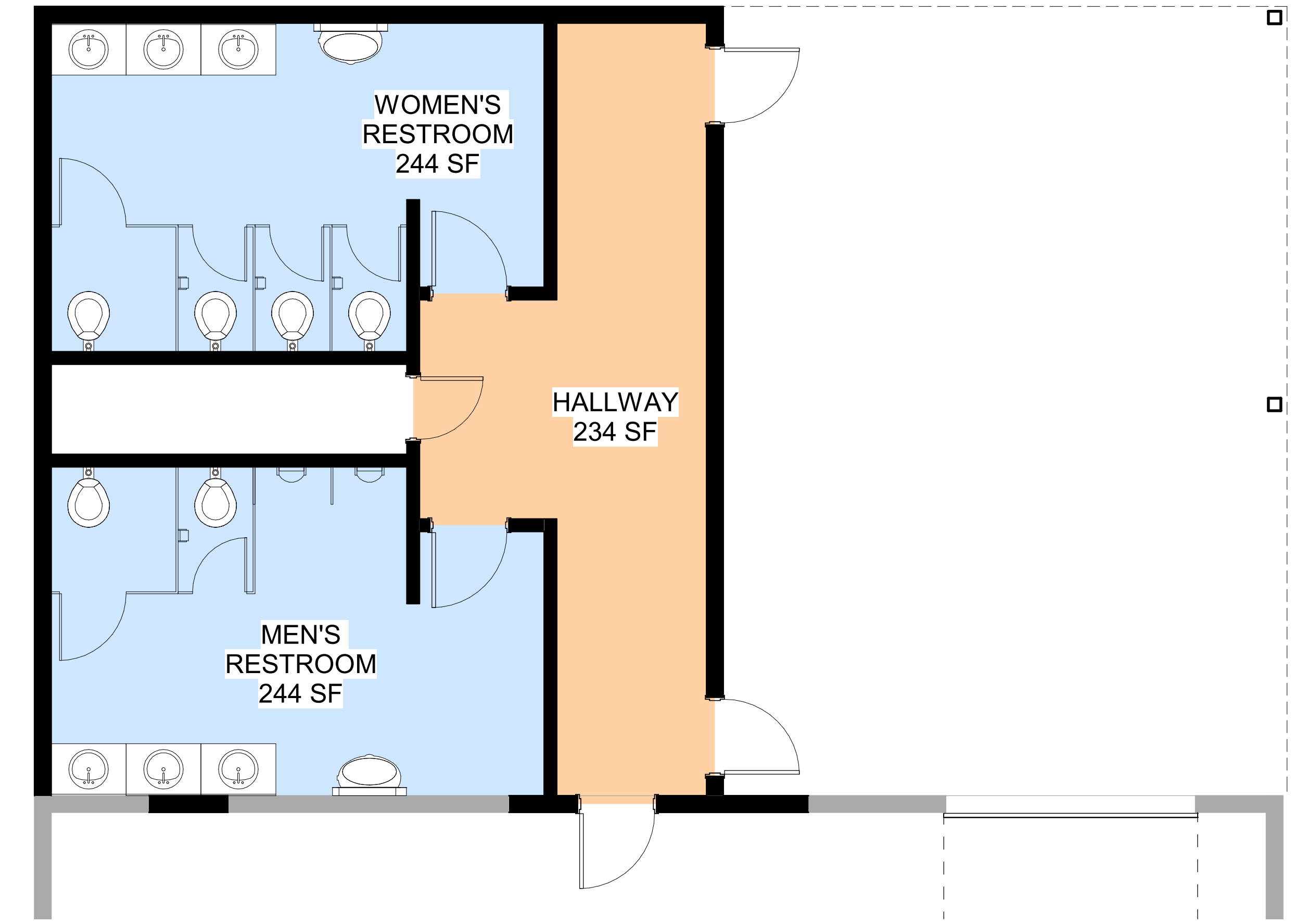
1470 N. Roberts St.
Helena, MT 59601
Tel | 406.457.0360
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EXHIBIT HALL
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

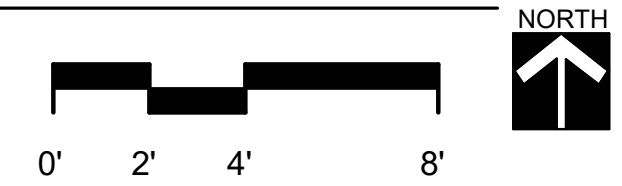
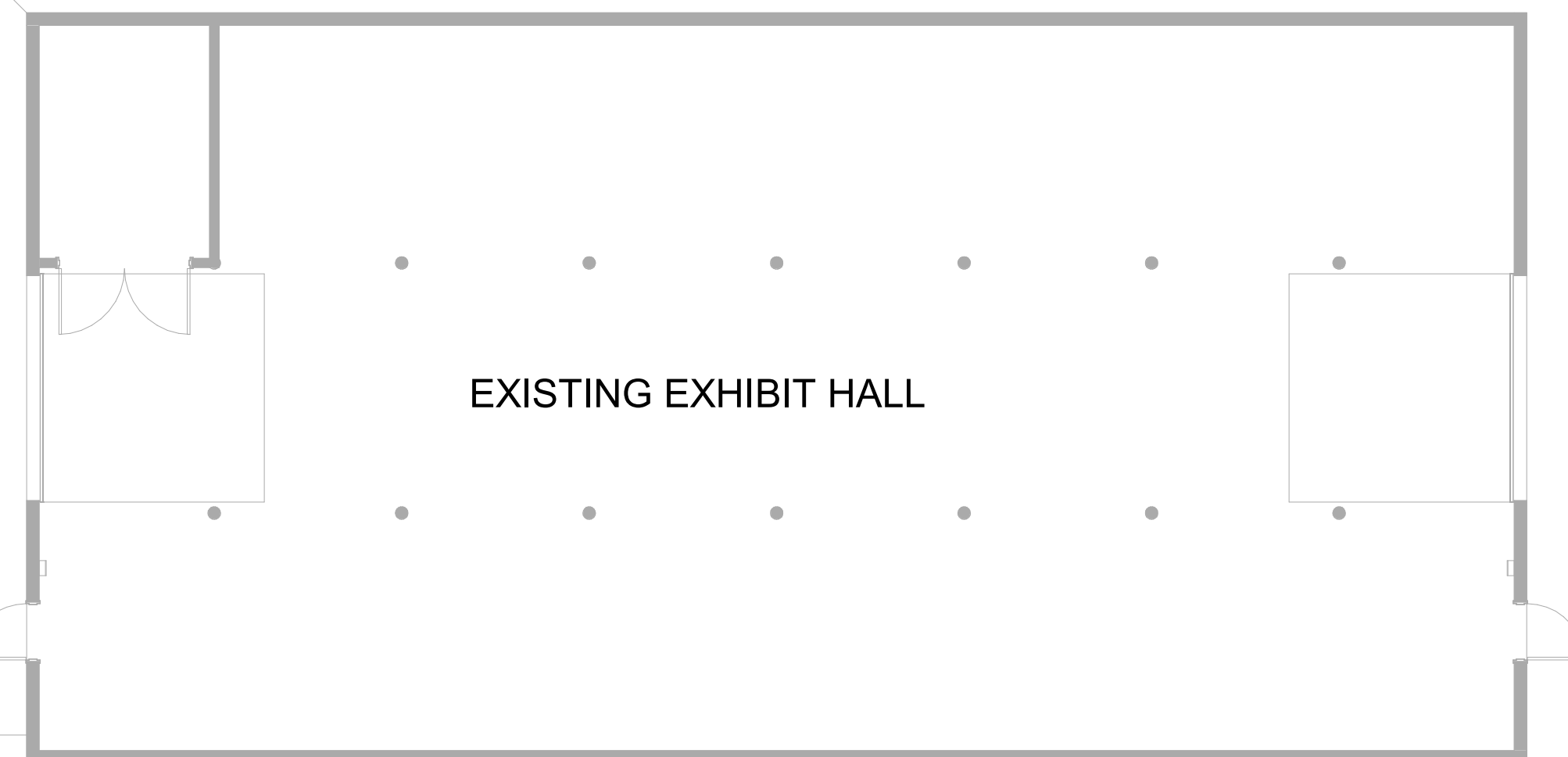
PRELIMINARY



① 4-H BUILDING
1/8" = 1'-0"

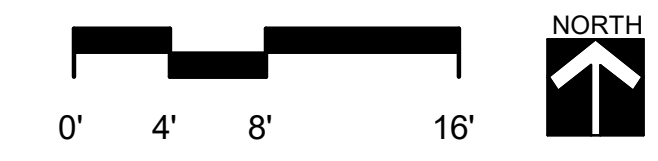


② ENLARGED RESTROOM FLOOR PLAN
1/4" = 1'-0"



Department Legend

- Circulation
- Support



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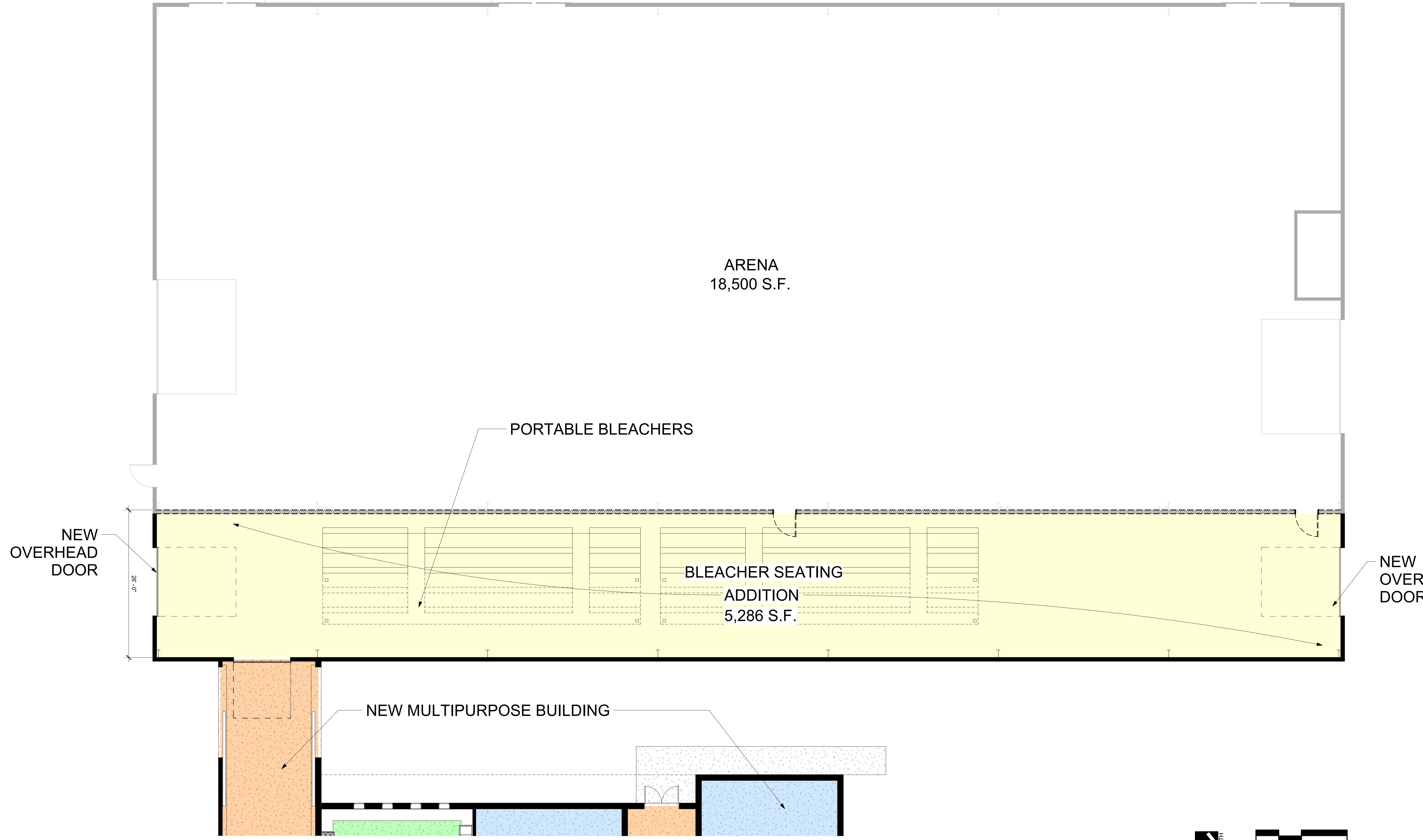
1470 N. Roberts St.
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www.slatearchitecture.com

4-H BUILDING RESTROOM ADDITION

MASTER PLAN

BROADWATER COUNTY FAIRGROUNDS

PRELIMINARY



ARENA
18,500 S.F.

PORTABLE BLEACHERS

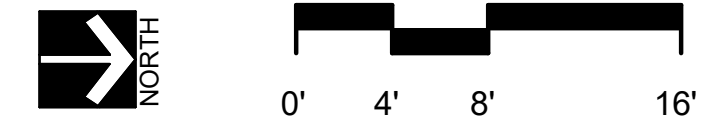
NEW
OVERHEAD
DOOR

28'-0"

BLEACHER SEATING
ADDITION
5,286 S.F.

NEW
OVERHEAD
DOOR

NEW MULTIPURPOSE BUILDING



INDOOR ARENA
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

PRELIMINARY

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SPACE DESCRIPTION

- ACCESSORY:** SPACES THAT COMPLEMENT THE PRIME USE OF THE BUILDING. WHILE THESE SPACES MAY BE CAPABLE OF FUNCTIONING AS THEIR OWN RESPECTIVE SPACE, IT IS AN ACCESSORY TO THE REST OF THE BUILDING. THIS INCLUDES THE CONFERENCE ROOM AND KITCHEN.
- ASSEMBLY SPACE:** THIS IS THE PRIME FUNCTION OF THE MULTIPURPOSE FACILITY. IT IS MEANT TO BE JUST THAT; A MULTI-FUNCTIONAL SPACE THAT IS CAPABLE OF BEING DIVIDED INTO TWO SEPARATE AREAS IF DESIRED. THE KITCHEN WILL BE ABLE TO SERVE THIS SPACE FOR CATERED EVENTS EASILY THROUGH A SERVING WINDOW. LARGE GLASS OVERHEAD DOORS WILL PROVIDE AMPLE AMOUNTS OF NATURAL LIGHT, REDUCING THE NEED FOR ARTIFICIAL LIGHTING DEPENDING ON THE EVENT. THE ESTIMATED OCCUPANCY LOAD FOR THIS SPACE IS APPROXIMATELY 407 PEOPLE (this does not include the Indoor Arena or Arena expansion).
- CIRCULATION:** ACCOUNTS FOR MOVEMENT THROUGHOUT THE BUILDING AS WELL AS THE LINK TO THE INDOOR ARENA TO MOVE USERS FROM ONE SPACE TO ANOTHER. THIS INCLUDES THE ENTRY WAYS, CORRIDORS, AND SPACES NOT ASSOCIATED TO A SPECIFIC USE. CIRCULATION SERVES AS EGRESS DURING AN EMERGENCY AND ITS PATH IS ALWAYS CLEAR OF OBJECTS AND OBSTACLES.
- SUPPORT:** SPACES THAT COMPLEMENT THE PRIME USE OF THE BUILDING AND ARE USED TO SUPPORT THE BUILDING. THIS INCLUDES THE MECHANICAL ROOM HOUSING THE HEATING AND COOLING CONTROLS/EQUIPMENT, STORAGE, AS WELL AS RESTROOMS.
- FUTURE EXPANSION:** IN THE MASTERPLANNING PROCESS IT IS IMPORTANT TO ALWAYS LOOK TO THE FUTURE IF MORE SPACE IS EVER DESIRED. WHAT DOES THAT LOOK LIKE AND HOW CAN IT BE PLANNED FOR? PRELIMINARY PLANNING INDICATES THAT EXPANDING TO THE EAST WILL BE THE MOST EFFICIENT DUE TO THE STRUCTURE.

Department Legend

- Accessory
- Assembly Space
- Circulation
- Support
- Future Expansion

EXISTING ARENA
18,500 SF

ARENA ADDITION
5,286 SF

LINK
739 SF

MECHANICAL
552 SF

MEN'S
RESTROOM
344 SF

WOMEN'S
RESTROOM
349 SF

CONFERENCE ROOM
1,065 SF

CIRCULATION
1904 SF

STORAGE
275 SF

KITCHEN
502 SF

MULTIPURPOSE SPACE
6,104 SF

FUTURE EXPANSION
2,800 SF

① MULTIPURPOSE FLOOR PLAN
1/8" = 1'-0"

NEW MULTIPURPOSE FACILITY FLOOR PLAN
MASTER PLAN
BROADWATER COUNTY FAIRGROUNDS

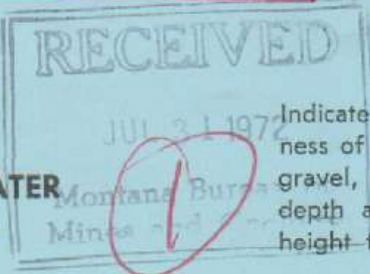
PRELIMINARY



APPENDIX A

Montana Groundwater Information (GWIC) Site Data

007 T7N 2E 33AB Broadwater 007 T7N R2E-33
 County Broadwater AB



CODED

STATE OF MONTANA
 ADMINISTRATOR OF GROUNDWATER CODE
 MONTANA WATER RESOURCES BOARD

DRILLER'S LOG

NOTICE OF COMPLETION OF GROUNDWATER APPROPRIATION BY MEANS OF WELL

Developed after January 1, 1962

(Under Chapter 237 Montana Session Laws, 1961, as amended)

This form to be prepared by driller, and three copies to be filed by the owner with the County Clerk and Recorder in the county in which the well is located, last copy to be retained by driller. Please answer all questions. If not applicable, so state, otherwise the form may be returned.

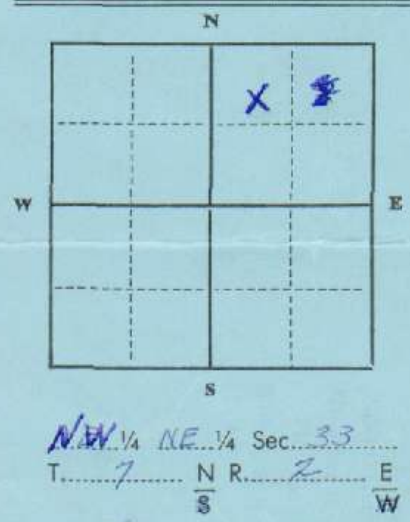
Owner: Broadwater Roads & Fair Association
 Address: Townsend
Montana
 Date well started: May 10, 1972
 completed: May 17, 1972

Type of well: Drilled
 Equipment used: Churn Drill
 Water Use: Domestic Municipal Stock Irrigation
 Industrial Drainage Other * Garden/Lawn

*Describe
 USE: If used for irrigation, industrial, drainage or other. Explain, state number of acres and location or other data (i.e. Lot, Block and Addition).

ESTIMATED ANNUAL WITHDRAWAL

Size of Drilled Hole	Size and Weight of Casing	From (Feet)	To (Feet)	PERFORATIONS		
				Kind Size	From (Feet)	To (Feet)
6 in.	6" 17#	13' below ground	94'	Johnson stainers - steel - 030 slot	94	99



Static water level 57 ft.*
 Pumping water level 94 ft.*
 at 25 gallons per minute,
 measured 3 minutes after pumping began.
 *Measured from ground level.
 Well developed by pump
 for 3 hours.
 Power Pump HP
 Remarks: (Gravel packing, cementing, packers, type of shutoff)

Top of Ground		(Elev. above sea level)
From (Feet)	To (Feet)	
0	3	Sand + Gravel
3	43	Shale
43	60	Clay
	57	Static water level
60	75	Sand + Gravel with clay
75	99	Sand

INDICATE LOCATION OF WELL AND PLACE OF USE, IF POSSIBLE. EACH SMALL SQUARE REPRESENTS 40 ACRES.

Driller's Signature: Donald C. Jones
 Driller's Address: 2107 Bridger Dr.
Bozeman, Montana LICENSE NO. 17

99 ft. Show exact depth of bottom

19359

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 411 36168-00 STATEMENT OF CLAIM
Version: 1 -- ORIGINAL RIGHT
Version Status: ACTIVE

Owners: BROADWATER COUNTY
515 BROADWAY ST
TOWNSEND, MT 59644-2325

Priority Date: JULY 28, 1972

Enforceable Priority Date: JULY 28, 1972

Type of Historical Right: FILED

Purpose (use): INSTITUTIONAL
RODEO/FAIRGROUNDS

Maximum Flow Rate: 25.00 GPM

Maximum Volume: 2.52 AC-FT

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NWNWNE	33	7N	2E	BROADWATER

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Well Depth: 99.00 FEET

Static Water Level: 57.00 FEET

Casing Diameter: 6.63 INCHES

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			NWNWNE	33	7N	2E	BROADWATER

Remarks:

THE PRIORITY DATE WAS AMENDED BY THE CLAIMANT ON 06/14/90.

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

APPENDIX B

Fair Board MOU with Rodeo Club

171032 Fee: \$ 56.00 Bk 155 Pg 987

BROADWATER COUNTY Recorder 4/18/2014 at 9:12 AM
Douglas D. Ellis, Clk & Rcdr By *Ann Rauscher* Deputy
Return to: BROADWATER RODEO & FAIR ASSOCIATION
TOWNSEND, MT 59644

439-2843

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 5th day of May, 2014, by and between the BROADWATER RODEO & FAIR ASSOCIATION, INC, a Corporation, hereinafter referred to as "Rodeo Association", and the CITY OF TOWNSEND, a Municipal Corporation, and the COUNTY OF BROADWATER, a political subdivision of the State of Montana, as Tenants in Common, hereinafter referred to as "City and County":

WITNESSETH:

**I.
LEASE OF PREMISES**

The City and County, for and in consideration of the rents and covenants hereinafter mentioned, lease to the Rodeo Association that certain real property and improvements known as the "rodeo and fairgrounds" situated in the County of Broadwater, State of Montana, to-wit:

LEGAL DESCRIPTION - TRACT 2A:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 SECTION 33, T7N R2E, P.M.M., BROADWATER COUNTY, MONTANA AND BEING PART OF THE LAND DESCRIBED IN DEED BOOK 59 PAGE 141 BROADWATER COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 28, T7N R2E, P.M.,; THENCE SOUTH 87° 49'31" EAST 493.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87° 49'31" EAST CONTINUING ALONG THE SECTION LINE BETWEEN SECTIONS 28 AND 33 658.72 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED BOOK 59 PAGE 141 THENCE SOUTH 01°12'47" WEST 1441.36 FEET TO THE NORTH RIGHT OF WAY OF US HIGHWAY 12; THENCE NORTH 86°00'16" WEST ALONG THE NORTH RIGHT OF WAY OF US HIGHWAY 12 698.77 FEET; THENCE NORTH 01°27'36" EAST 921.27 FEET; THENCE NORTH 89°08'24" EAST 40.68 FEET; THENCE NORTH 00°51'36" WEST 141.21 FEET; THENCE NORTH 01°10'49" EAST 354.64 FEET TO THE POINT OF BEGINNING, CONTAINING 22.416 ACRES OF LAND.

THE ABOVE DESCRIBED TRACT 2A CONTAINS 22.416 ACRES AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS OF RECORD PER SURVEY 2009. (See EXHIBIT "A" attached.)

II.

ACKNOWLEDGMENT OF OWNERSHIP

It is hereby acknowledged by the Parties hereto that Rodeo Association has all right, title and interest in and to the improvements or fixtures described in Exhibit "B" attached hereto. Upon termination of this Agreement, the Rodeo Association shall have a period of six (6) months in which to remove the said improvements and any additional improvements during the term of the current lease or any part thereof.

III.

USE OF PREMISES

Subject to the provisions of paragraph "VI", it is further understood and agreed that the Rodeo Association shall have preferential rights to the use of the grounds during the term of this contract.

Subject to the provisions of paragraph "VI", it is further understood and agreed between the parties that the Rodeo Association shall have exclusive right of the use of all of the property listed in Exhibit "A" and the use of that certain pasture land contained within the property described on page one of this Contract during each year of the term of this Contract up to and including the dates of each year on which the annual rodeos are held.

IV.

RENT

For its use of the property each year, the Rodeo Association shall pay an annual rent of ONE DOLLAR (\$1.00) paid to the City of Townsend.

V.

TERM

The term of this Contract shall be for ten (10) years. Upon the expiration of this agreement, the Rodeo Association shall have the right of first refusal for the continued use of this property. In the event that this right of first refusal is exercised, a new Agreement shall be executed on substantially the same terms and conditions as this Agreement.

VI.

DECLARATION OF EMERGENCY AND ANNUAL COUNTY FAIR

(1) Should a Federal, State or County emergency requiring the use of the Rodeo/Fairgrounds be declared, the Rodeo Association will relinquish the facility to such entity requiring its use. Any expense caused to the Rodeo Association shall be reimbursed with any funds received from whomever used the property during the emergency. Should a scheduled activity have had to be cancelled, and funds are received by the City and County, an adjustment covering lost income will be determined by a consultation between all parties involved. In the event such an emergency use is required, every reasonable effort will be made to inform all parties as soon as possible. The Rodeo Association representatives are to be included in on all negotiations for rent and use of the rodeo/fairgrounds during the emergency. This includes, but is not limited to, wear and tear of the grounds, structures, electric and water bills.

If there is a scheduled event at the time of the emergency, which needs to be canceled or curtailed, the Rodeo Association will be compensated for their expenses already incurred plus net income based on a (3) three year average for that event but will not exceed revenue from the emergency event. All expenses or damage to grounds or structures incurred at said facility will be paid by the party requiring use thereof.

(2) It is further agreed by and between the parties that the Rodeo Association shall coordinate with the Broadwater County Fair Board to make available the necessary facilities located on the demised premises to conduct the annual county fair and livestock show and sale.

**VII.
KEYS**

The Rodeo Association will make keys available for the Chair of the Broadwater County Commissioners, the public works director of the City of Townsend, the Chair of the Broadwater Fair Board, Broadwater County Sheriff and the Superintendent of Schools, said keys to be signed out to whomever holds the position and passed on to successor holders. Lost keys are to be reported to the Rodeo Board and replaced as an expense of the organization responsible. If the locks need to be replaced the expense will be paid by the parties responsible for the replacement.

**VIII.
SCHEDULING**

Scheduling activities for the Rodeo Grounds will continue to be the responsibility of the Rodeo Association with a schedule posted at Broadwater County Court House.

During the term of this agreement, if the City and County should ever offer the above-described real property for sale, it is agreed that Rodeo Association shall have the right of First Refusal to meet the highest and best bona fide bid made by any third Party.

**IX.
ASSIGNMENT**

It is further agreed that the Rodeo Association may not assign the Contract without first having obtained the permission of the City and County. However, this restriction shall not prohibit the Rodeo Association from leasing concessions or portions of the premises in connection with any regularly scheduled event within the corporation powers of the Rodeo Association.

Finally, it is agreed that should the Rodeo Association fail to make the rental payments, the City and County may cancel this Agreement and take full and absolute possession of the above-described property except that the Rodeo Association shall have the right to remove the improvements listed.

**X.
BINDING ON HEIRS**

The terms of this lease shall be binding upon the heirs, executors, administrators, and successors of both the parties in like manner as upon the original parties, except as provided by mutual written agreement.

**XI.
INSURANCE**

Rodeo Association shall obtain and maintain a standard form liability policy to insure its activities on the demised premises and shall add the City and County as named insureds on said policy.

171032 Fee: \$ 56.00 Bk 155 Pg 991

BROADWATER COUNTY Recorded 4/18/2014 at 9:12 AM
Douglas D. Ellis, Clk & Rcdr By Deputy
Return to: BROADWATER RODEO & FAIR ASSOCIATION
TOWNSEND, MT 59644

XII.
AMENDMENTS

Amendments and alterations to this lease shall be in writing and shall be signed by both the Rodeo Association and the City and County.

WHEREFORE, the parties have caused this instrument to be signed by their respective chief officers.

ATTEST:

Tanya Durdas
SECRETARY

BROADWATER RODEO & FAIR
ASSOCIATION, INC.

BY John H. Welsh
PRESIDENT

ATTEST:

Dianna Hill
CLERK

THE CITY OF TOWNSEND

BY Mary Alice Upton
MAYOR

ATTEST:

Ann Rausser
CLERK

THE COUNTY OF BROADWATER

BY Lauree Short
CHAIRMAN, BOARD OF
COMMISSIONERS

171032 Fee: \$ 56.00 Bk 155 Pg 992

BROADWATER COUNTY Recorded 4/18/2014 at 9:12 AM

Douglas D. Ellis, Clk & Rcdr By

Deputy

Return to: BROADWATER RODEO & FAIR ASSOCIATION
TOWNSEND, MT 59644

EXHIBIT B

- Concession Stand and contents
- Roofed Grandstand
- Beverage Stand and Contents
- Contestants Bleachers
- Majority of Arena and Pens
- North Horse Barn
- Announcers Stand and All Contents Including Speakers
- Irrigation System Including Wheel Lines, Hand Lines, Pump, Pods and Hoses
- Ticket Booths and Contents
- Return Alley, Bucking Chutes, Roping Chutes, (Indoor & Outdoor)
Stripping Chute (Indoor & Outdoor), Wind Break, Both Offices, All Cement
Toilets, Pasture Gates, Outdoor Lighting, Poles and Wire, 16 New Lights
in the Indoor Roping Barn. Handicap Building and Contents (Includes
Memorial Stones and Plaques)
- Chain Link Fence Including the Main Gates

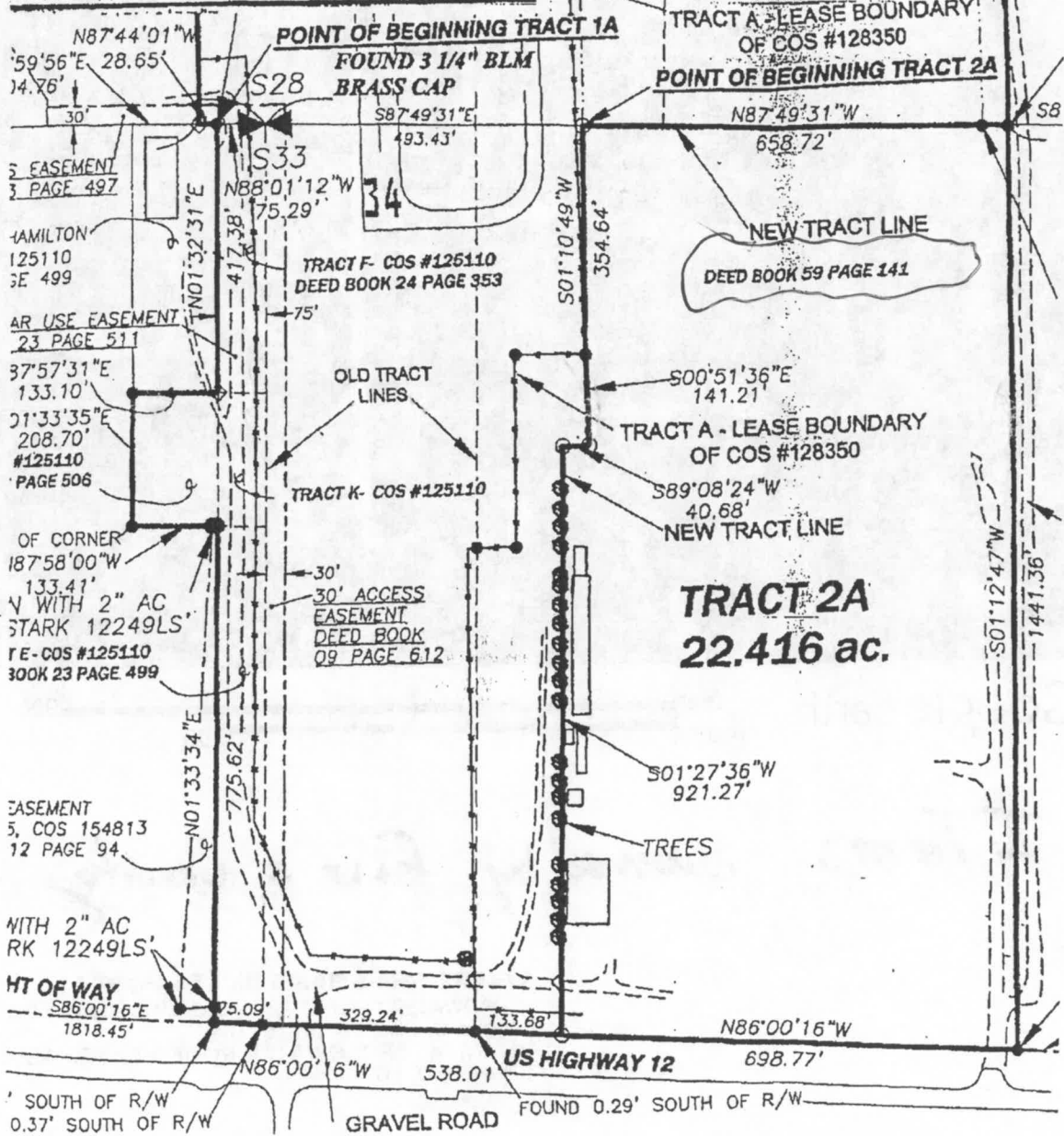
BROADWATER COUNTY
CITY OF TOWNSEND

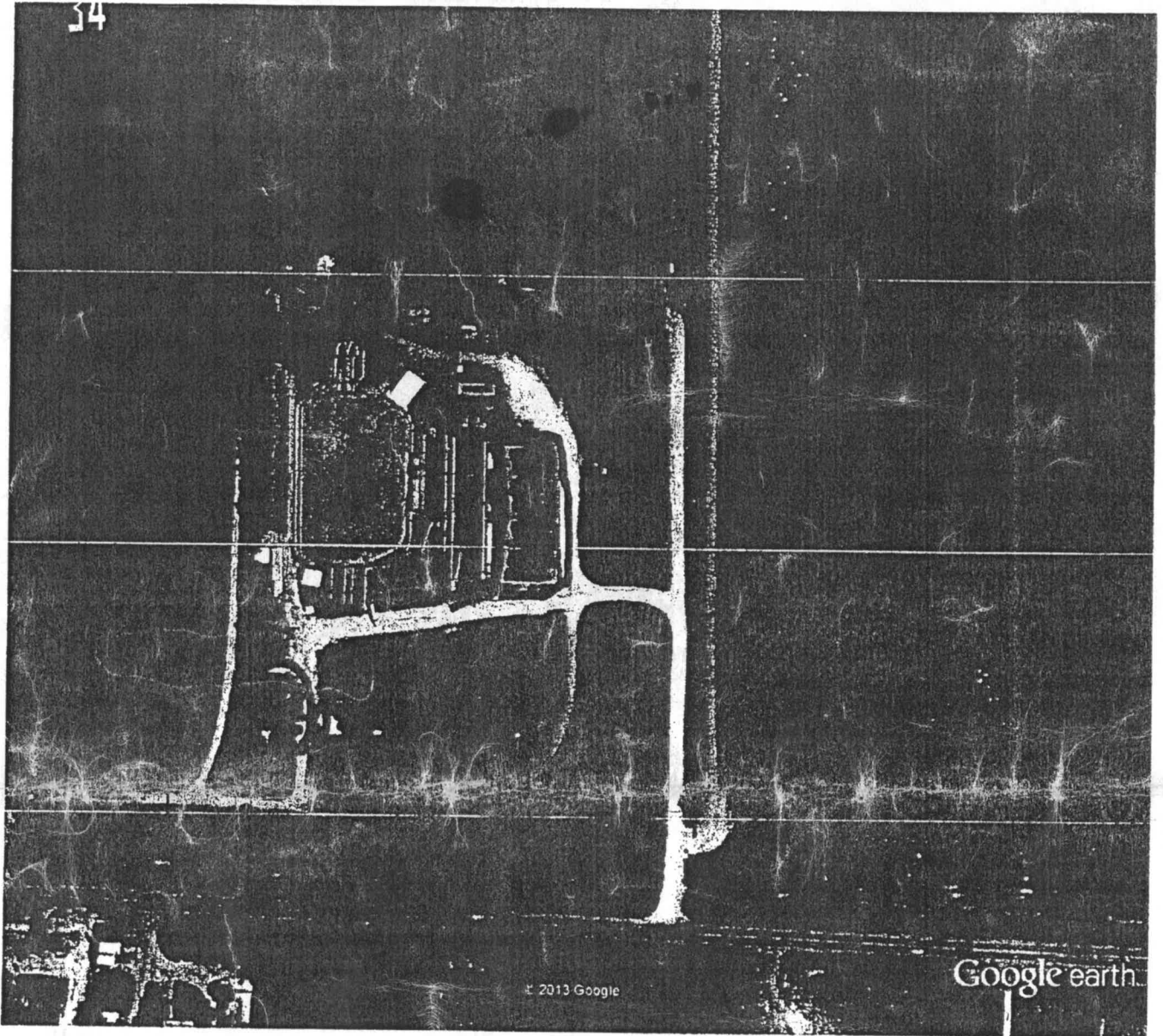
RELOCATE THE PROPERTY LINES
FOR TRACTS E,F,G,J AND K OF
COS 125110, TRACTS A,B,C OF
COS 125111 AND DEED BOOK 59
PAGE 139, BOOK 59 PAGE 141,
BOOK 10 PAGE 900 AND THE
REMAINDER OF BOOK 31 PAGE
226.



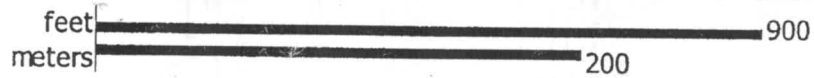
ROBERT PECCIA & ASSOCIATES
825 CUSTER AVE.
HELENA, MT 59601
(406) 447-5000

TOWNSENDAP_CTY_COS.DWG DATE: JANUARY 2008 1 OF 1





Google earth



Items owned by Fair = County

171032 Fee: \$ 56.00 Bk 155 Pg 994

BROADWATER COUNTY Recorded 4/18/2014 at 9:12 AM

Douglas D. Ellis, Clk & Rcdr By

Deputy

Return to: BROADWATER RODEO & FAIR ASSOCIATION
TOWNSEND, MT 59644

Memorandum of Understanding 2015

This Memorandum of Understanding (MOU) is entered into this 1st day of June 2015, between the Broadwater County Fair Board and the Broadwater Rodeo and Fair Association for the purpose of defining and clarifying the terms of the agreement between the parties.

- 1). Whereas the Fair Board is appointed and funded by the Broadwater County Commissioners (County) and is entrusted to carry out the desires of the County in regards to the County's property.
- 2). Whereas the Rodeo Association is a private non profit organization that holds a lease on the County/City's real property commonly known as the Fair and Rodeo Grounds:
- 3). Whereas the Fair Board is desirous to turn over to the Rodeo Association operational control of the County owned Roping Barn:
- 4). Whereas the Rodeo Association is desirous to operate the Roping Barn

Therefore:

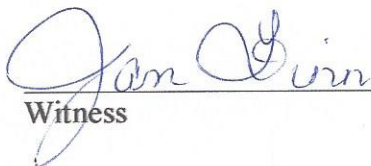
- 1). The term shall be for a one year period renewable upon a majority vote of the Fair Board.
- 2). Income from use will remain with the Rodeo Association
- 3). Use charges and availability for the facility will remain similar to the present format.
- 4). All operational expenses, including electrical, will become the obligation of the Rodeo Association.
- 5). The Fair Board will pay one month (August) bill for electrical charges incurred for use during Fair week.
- 6). All upkeep and soil preparation will be the responsibility of the Rodeo Association.
- 7). The Fair Board will use best efforts to share the expenses with the Rodeo Board (50/50) for Barn improvements or major repairs as capital funds are available or their budget will allow.


Fair Board Chairman

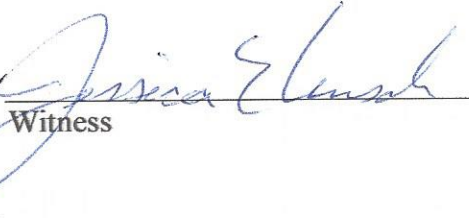
5/5/15
Date


Rodeo Board President

5/5/15
Date


Witness

5-5-15
Date


Witness

5/5/15
Date

APPENDIX C

Fairgrounds Use Data

APPENDIX C-1

2016-2017

2016 Events	Size of Event	Type of Event	Contact Person	Number	Usage
Sept. 13	100-150	School Event	Denise Thompson	949-1118	Entire Grounds
14	100-150	Dinner	RMS-Robert Michael	266-3456	4-H Building
20	50-100	Meeting	Extension		4-H Building
22	50-100	Dinner	School-Wilkerson	441-3454	4-H Building
28	30-50	Meeting			4-H Building
30	250-300	Wedding Reception	Deena Gobbs	949-0338	4-H Building
Oct. 1	100	Wedding Reception			4-H Building
8	150-200	MMA Event	Melissa Smith	521-0576	4-H Building
12	500+	Auction	Shirley Wilson	266-4555	Entire Grounds
13	500+	Auction			Entire Grounds
14	500+	Auction			Entire Grounds
15	500+	Auction			Entire Grounds
22	200	Wedding Reception			4-H Building
24	50-100	Meeting	Extension		4-H Building
28	200+	Movie			4-H Building & Grass area East of Commercial Building
29	150-200	MMA Event	Melissa Smith	521-0576	4-H Building
Nov. 4	50-100	Party	Rodeo/Fair		4-H Building
7	25	4-H	Jason Noyes	949-4851	4-H Building
15	100-150	Meeting			4-H Building
21	25	4-H	Jason Noyes	949-4851	4-H Building
28	25	4-H	Jason Noyes	949-4851	4-H Building
Dec. 3	200	Wedding Reception			4-H Building
5	25	4-H	Jason Noyes	949-4851	4-H Building
16	200-250	Wedding Reception	Wynn Meehan	980-1873	4-H Building
17	200-250	Wedding Reception			4-H Building
18	75-100	Roping	Patti Eva	439-8458	Indoor Arena
19	25	4-H	Jason Noyes	949-4851	4-H Building
31	100-150	Roping & Dinner	Patti Eva	439-8458	Indoor Arena & 4-H Building
2017 Events	Size of Event	Type of Event	Contact Person	Number	Usage
Jan. 9	25	4-H	Jason Noyes	949-4851	4-H Building
12	25	4-H	Extension		4-H Building
15	75-100	Roping	Vince Thompson	439-5615	Indoor Arena
16	25	4-H	Jason Noyes	949-4851	4-H Building
23	25	4-H	Jason Noyes	949-4851	4-H Building
23	150-200	Funeral	Stevenson Wilke	266-4213	4-H Building
26	25	4-H	Extension		4-H Building
29	75-100	Roping	Vince Thompson	439-5615	Indoor Arena
Feb. 6	25	4-H	Jason Noyes	949-4851	4-H Building
8	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
9	25	4-H	Extension		4-H Building
12	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
13	25	4-H	Jason Noyes	949-4851	4-H Building
15	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
22	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
23	25	4-H	Extension		4-H Building
26	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
27	25	4-H	Jason Noyes	949-4851	4-H Building
Mar. 6	25	4-H	Jason Noyes	949-4851	4-H Building

8	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
9	25	4-H	Extension		4-H Building
11	25	4-H	Extension		4-H Building
15	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
21	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
23	100-150	Dinner	RMS-Robert Michael	266-3456	4-H Building
28	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
Apr. 4	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
6	50-100	Extension			4-H Building
7	100	Dinner/Auction	Rod & Gun Club		4-H Building
8	200-250	Dinner/Auction			4-H Building
9	100	Dinner/Auction			4-H Building
11	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
12	100-150	Dinner/Meeting	Churchhill Equipment		4-H Building
14	150-200	Eye Clinic	Lions		4-H Building
15	150-200	Eye Clinic			4-H Building
17	25-50	4-H	Jan Finn	521-0001	Indoor Arena
18	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
18	75-125	Dinner	Jemma Loughrey	314-3403	4-H Building
24	25-50	4-H	Jan Finn	521-0001	Indoor Arena
24	50-100	4-H	Laura Ascheman	980-0408	4-H Building
25	25-50	Roping	Vince Thompson	439-5615	Indoor Arena
28	150-200	Funeral & Reception	Rick Kitto	580-4945	4-H Building
29	100-150	Anniversary Party	Rick Kitto	580-4945	4-H Building
1-May	25-50	4-H	Jan Finn	521-0001	Indoor Arena
2	50-100	Extension			4-H Building
2	25-50	Roping	Vince Thompson	439-5615	Indoor/Outdoor Arenas
8	25-50	4-H	Jan Finn	521-0001	Indoor Arena
9	25-50	Roping	Vince Thompson	439-5615	Indoor/Outdoor Arenas
12	125-150	School Gathering	Denise Thompson		4-H Building
13	50-100	Extension			4-H Building
15	100+	4-H	Jan Finn	521-0001	Entire Grounds
16	25-50	4-H	Laura Ascheman	980-0408	Indoor Arena
16	25-50	Roping	Vince Thompson	439-5615	Indoor/Outdoor Arenas
21	200+	Graduation Party	Karen Noyes	949-4852	4-H Building
22	25-50	4-H	Jan Finn	521-0001	4-H Building
23	25-50	Roping	Vince Thompson	439-5615	Indoor/Outdoor Arenas
27	500+	State JH Finals Rodeo	Michael Beattie	459-1896	Entire Grounds
28	500+	State JH Finals Rodeo			Entire Grounds
29	500+	State JH Finals Rodeo			Entire Grounds
30	400+	AG Day-School	Lisa Larson	431-3140	Entire Grounds
30	25-50	Roping	Vince Thompson	439-5615	Indoor/Outdoor Arenas
Jun. 2	25-50	Meeting	DES-Mike Koenke	949-3522	4-H Building
3	25-50	Meeting			4-H Building
3	150-200	Roping	Patti Eva	439-8458	Entire Grounds
4	150-200	Roping	Patti Eva	439-8458	Entire Grounds
5	25-50	4-H	Jan Finn	521-0001	Indoor/Outdoor Arenas
11	50-100	Horse Clinic	Jan Finn	521-0001	Indoor/Outdoor Arenas
12	25-50	4-H	Jan Finn	521-0001	Indoor/Outdoor Arenas
17	150-200	Roping	Patti Eva	439-8458	Indoor/Outdoor Arenas
18	150-200	Roping	Patti Eva	439-8458	Indoor/Outdoor Arenas

19	25-50	4-H	Jan Finn	521-0001	Outdoor Arena
20	25+	4-H	Laura Ascheman	980-0408	4-H Building
23	100-175	Barrel Racing	Codi Smith	599-5140	Outdoor Arena
24	300+	JH Rodeo	Michael Beattie	459-1896	Entire Grounds
25	300+	JH Rodeo			Entire Grounds
26	25-50	4-H	Jan Finn	521-0001	Outdoor Arena
28	300+	Circus	Rotary-Pat Plantenburg	431-4615	Entire Grounds
29	300+	Circus			Entire Grounds
Jul. 3	25-50	4-H	Jan Finn	521-0001	Outdoor Arena
6	150-200	Funeral	Stenvenson Wilke		4-H Building
7	25-50	4-H	Cassie Cooper	439-1269	4-H Building
8	150-200	Roping	Patti Eva	439-8458	Entire Grounds
9	150-200	Roping	Patti Eva	439-8458	Entire Grounds
10	25-50	4-H	Jan Finn		Outdoor Arena
11	25-50	4-H	Cassie Cooper		4-H Building
17	25-50	4-H	Jan Finn		Outdoor Arena
18	25-50	4-H	Laura Ascheman		4-H Building
22	150-200	Roping	Patti Eva		Entire Grounds
23	150-200	Roping	Patti Eva		Entire Grounds
24	25-50	4-H	Jan Finn		Outdoor Arena
31	100+	Set Up for Rodeo			Entire Grounds
Aug. 1	200+	Townsend Rodeo			Entire Grounds
2	250+	Townsend Rodeo			Entire Grounds
3		Townsend Rodeo			Entire Grounds
4		Townsend Rodeo			Entire Grounds
5		Townsend Rodeo			Entire Grounds
6		Townsend Rodeo			Entire Grounds
7	100+	Clean up from Fair/Rodeo			Entire Grounds
12	150-200	Roping	Patti Eva		Entire Grounds & 4-H Building
13	150-200	Roping	Patti Eva		Entire Grounds & 4-H Building
15	25-50	4-H	Laura Ascheman		4-H Building
18	150-200	Fundraiser Dinner	Search & Rescue		4-H Building
19	300	Fundraiser	Close-Up Denise Bakkum	461-5120	Picnic Area
19	300	Concert	Michael Harvey	579-2176	Entire Grounds

APPENDIX C-2

2017-2018

2017 Events	Size of Event	Type of Event	Contact Person	Number	Usage
Sept. 8	200-250	Funeral	Mike Cartwright	980-1457	4-H Building
9	200-250	Wedding	Tessa Vogl	439-2330	4-H Building
9	200-250	Roping	Tessa Vogl	439-2330	Outdoor Arena
11	25-50	Meeting			4-H Building
16	50-100	Extension			4-H Building
19	25-50	4-H	Laura Ascheman		4-H Building
21	100	School Event	Denise Thompson		Entire Grounds
23	150-200	MMA Event	Melissa Smith		4-H Building
26	25-50	Meeting			Outdoor Arena & 4-H Building
Oct. 17	25-50	4-H	Laura Ascheman		4-H Building
20	75-125	Party			4-H Building
28	150-200	Hospital-Spooktacular	Judy Gillespie	266-3861	4-H Building & Roping Barn
Nov. 6	25-50	4-H	Jason Noyes		4-H Building
13	75-125	4-H	Extension		4-H Building
20	25-50	4-H	Jason Noyes		4-H Building
27	25-50	4-H	Jason Noyes		4-H Building
Dec. 4	25-50	4-H	Jason Noyes		4-H Building
11	25-50	4-H	Jason Noyes		4-H Building
18	25-50	4-H	Jason Noyes		4-H Building
2018 Events					
Jan. 1	25-50	4-H	Jason Noyes		4-H Building
8	25-50	4-H	Jason Noyes		4-H Building
15	25-50	4-H	Jason Noyes		4-H Building
22	25-50	4-H	Jason Noyes		4-H Building
28	100-150	Roping	Patti Eva		Indoor Arena
29	25-50	4-H	Jason Noyes		4-H Building
Feb. 5	25-50	4-H	Jason Noyes		4-H Building
8	75-100	4-H	Extension		4-H Building
11	100-150	Roping	Patti Eva		Indoor Arena
12	25-50	4-H	Jason Noyes		4-H Building
19	25-50	4-H	Jason Noyes		4-H Building
22	75-100	4-H	Extension		4-H Building
26	25-50	4-H	Jason Noyes		4-H Building
Mar. 6	100-150	4-H	Extension		4-H Building
10	150-200	MMA Night	Melissa Smith		4-H Building
15	50-100	4-H	Extension		4-H Building
17	50-100	4-H	John Rauser		4-H Building
19	100	Extension			4-H Building
24	200-275	Funeral	Stevenson Wilke		4-H Building
28	100-150	Dinner	RMS-Robert Michael		4-H Building
Apr. 2	25-50	4-H	Jan Finn		Indoor Arena
5	100-150	Meeting	RMS-Robert Michael		4-H Building
6	150-200	Dinner/Fundraiser	Rod & Gun		4-H Building
7	150-200	Dinner/Fundraiser			4-H Building
9	25-50	4-H	Jan Finn		Indoor Arena
11	25-50	NRCS			4-H Building
13	300-400	JH Rodeo	Michael Beattie		Entire Grounds
14	300-400	JH Rodeo			Entire Grounds
15	300-400	JH Rodeo			Entire Grounds
16	25-50	4-H	Jan Finn		Indoor Arena

21	50-100	Extension			4-H Building
23	25-50	4-H	Jan Finn		Indoor Arena
24	25-50	4-H	Laura Ascheman		4-H Building
30	25-50	4-H	Jan Finn		Indoor Arena
30	75-125	School	Supt. Erik Wilkerson		4-H Building
1-May	50-100	Extension			4-H Building
2	100-150	Dept. of Livestock	Ted Wall	439-5208	Entire Grounds
4	125-175	Chamber			4-H Building
7	25-50	4-H	Jan Finn		Indoor Arena
8	25-50	4-H	Laura Ascheman		4-H Building
12	100-125	Rodeo School	Scott Owens	595-5946	Outdoor Arena
13	100-125	Rodeo School			Outdoor Arena
14	25-50	4-H	Jan Finn		Indoor Arena
17	150-200	School	Denise Thompson		Entire Grounds
17	75-125	Good Sam's Convention	Jan	698-2921	Entire Grounds & Electric
18	75-125	Good Sam's Convention			Entire Grounds & Electric
19	75-125	Good Sam's Convention			Entire Grounds & Electric
20	75-125	Good Sam's Convention			Entire Grounds & Electric
21	25-50	4-H			Indoor Arena
25	350-450	State JH Rodeo	Michael Beattie		Entire Grounds
26	350-450	State JH Rodeo			Entire Grounds
27	350-450	State JH Rodeo			Entire Grounds
27	100-150	Graduation	Karen Noyes		4-H Building
28	350-450	State JH Rodeo			Entire Grounds
30	350-450	School	Lisa Larson		Entire Grounds
31	25-50	4-H			Outdoor Arena
31	100-125	School	Erik Wilkerson		4-H Building
Jun. 2	150-200	Roping	Patti Eva		Outdoor Arena
3	150-200	Roping			Outdoor Arena
4	25-50	4-H			Outdoor Arena
10	25-50	4-H			Outdoor Arena
11	800-1,000	Boy Scouts of America	Josey Quininoes	461-5437	Entire Grounds
12	800-1,000	Boy Scouts of America			Entire Grounds
13	800-1,000	Boy Scouts of America			Entire Grounds
14	800-1,000	Boy Scouts of America			Entire Grounds
15	800-1,000	Boy Scouts of America			Entire Grounds
16	800-1,000	Boy Scouts of America			Entire Grounds
17	800-1,000	Boy Scouts of America			Entire Grounds
18	25-50	4-H	Jan Finn		Outdoor Arena
23	150-200	Roping	Patti Eva		Outdoor Arena
24	150-200	Roping			Outdoor Arena
25	25-50	4-H			Outdoor Arena
Jul. 2	25-50	4-H			Outdoor Arena
7	150-200	Roping			Outdoor Arena
8	150-200	Roping			Outdoor Arena
9	25-50	4-H			Outdoor Arena
10	25-50	4-H			4-H Building
14	150-200	Horse Clinic			Outdoor Arena
15	150-200	Horse Clinic			Outdoor Arena
16	25-50	4-H			Outdoor Arena
20	150-200	Barrel Racing			Outdoor Arena
21	150-200	Roping			Outdoor Arena
22	150-200	Roping			Outdoor Arena

23	25-50	4-H			Outdoor Arena
28	75-100	Dinner			4-H Building
30	200	Set-Up for Rodeo			Entire Grounds
31	200	Rodeo & Fair			Entire Grounds
Aug. 1	200	Rodeo & Fair			Entire Grounds
2	800	Rodeo & Fair			Entire Grounds
3	1,500	Rodeo & Fair			Entire Grounds
4	1,500	Rodeo & Fair			Entire Grounds
5	800	Rodeo & Fair			Entire Grounds
6	200	Clean Up			Entire Grounds
7	100-150	Animal Workshop	Elkhorn Vet Clinic	266-5794	4-H Building
9	50-100	Animal Workshop	Hugh Braaten	439-8873	4-H Building
11	150-200	Roping			Outdoor Arena & 4-H Building
12	150-200	Roping			Outdoor Arena & 4-H Building
14	25-50	4-H			4-H Building
14	50-100	Extension			4-H Building
16	150-200	Dinner/Fundraiser	Search & Rescue		4-H Building
17	150-200	Dinner/Fundraiser			4-H Building
25	100-150	Horse Workshop			Outdoor Arena
26	100-150	Horse Workshop			Outdoor Arena

APPENDIX C-3

2018-2019

2018 Events	Size of Event	Type of Event	Contact Person	Number	Usage
Sept. 11	25-50	4-H			4-H Building
11	50-100	Fire Camp	Mike Koenke		Entire Grounds
19	50-100	Dinner Meeting	Samantha Ferrat		4-H Building
20	75-125	Good Sam's Convention			Entire Grounds & Electric
21	75-125	Good Sam's Convention			Entire Grounds & Electric
22	75-125	Good Sam's Convention			Entire Grounds & Electric
23	75-125	Good Sam's Convention			Entire Grounds & Electric
25	100-150	Trivia Night	Lisa Larson		4-H Building
Oct. 9	100-150	Dinner Meeting	RMS		4-H Building
11	100-150	Dinner	Shawna Wickens	459-7273	4-H Building
13	150-200	MMA Night			4-H Building
27	200-250	Spooktacular			Entire Grounds
Nov. 5	100-150	4-H			4-H Building
7	75-100	Extension			4-H Building
9	100-150	Dinner Meeting	Rotary		4-H Building
13	25-50	4-H			4-H Building
26	25-50	4-H			4-H Building
30	75-125	Christmas Party			4-H Building
Dec. 3	25-50	4-H			4-H Building
4	50-100	Extension			4-H Building
9	25-50	4-H			4-H Building
10	25-50	4-H			4-H Building
12	25-50	Roping			Indoor Arena
19	25-50	Roping			Indoor Arena
26	25-50	Roping			Indoor Arena
2019 Events					
Jan. 2	25-50	Roping			Indoor Arena
4	50-100	County			4-H Building
5	50-100	County			4-H Building
7	25-50	4-H			4-H Building
8	25-50	4-H			4-H Building
9	25-50	Roping			Indoor Arena
12	20-Oct	4-H			4-H Building
13	25-50	Roping			Indoor Arena
14	25-50	4-H			4-H Building
15	25-50	Roping			Indoor Arena
16	25-50	Roping			Indoor Arena
21	25-50	4-H			4-H Building
22	25-50	Roping			Indoor Arena
23	25-50	Roping			Indoor Arena
24	25-50	Roping			Indoor Arena
27	25-50	Roping			Indoor Arena
28	25-50	4-H			4-H Building
29	25-50	Extension			4-H Building
29	25-50	Roping			Indoor Arena
30	25-50	Roping			Indoor Arena

31	25-50	Roping			Indoor Arena
Feb. 4	25-50	4-H			4-H Building
5	25-50	Roping			Indoor Arena
6	25-50	Roping			Indoor Arena
7	25-50	Roping			Indoor Arena
9	75-125	Dinner Party			4-H Building
10	25-50	Roping			Indoor Arena
11	25-50	4-H			4-H Building
12	25-50	Roping			Indoor Arena
12	25-50	4-H			4-H Building
13	25-50	Roping			Indoor Arena
14	25-50	Roping			Indoor Arena
16	20-Oct	4-H			4-H Building
18	25-50	4-H			4-H Building
19	25-50	Roping			Indoor Arena
20	25-50	Roping			Indoor Arena
21	25-50	Roping			Indoor Arena
21	20-Oct	4-H			4-H Building
24	25-50	Roping			Indoor Arena
25	25-50	4-H			4-H Building
26	25-50	Roping			Indoor Arena
27	25-50	Roping			Indoor Arena
28	25-50	Roping			Indoor Arena
Mar. 4	25-50	4-H			4-H Building
5	25-50	Roping			Indoor Arena
6	25-50	Roping			Indoor Arena
7	25-50	Roping			Indoor Arena
10	25-50	Roping			Indoor Arena
10	20-Oct	4-H			4-H Building
12	25-50	4-H			4-H Building
12	25-50	Roping			Indoor Arena
13	25-50	Roping			Indoor Arena
14	25-50	Roping			Indoor Arena
14	25-50	4-H			4-H Building
16	25-50	4-H			4-H Building
19	25-50	Roping			Indoor Arena
20	25-50	Roping			Indoor Arena
21	25-50	Roping			Indoor Arena
21	100-150	Dinner Meeting			4-H Building
26	25-50	Roping			Indoor Arena
27	25-50	Roping			Indoor Arena
28	25-50	Roping			Indoor Arena
28	125-175	Trivia Night			4-H Building
29	175-250	Wedding & Reception			4-H Building
30	175-250	Wedding & Reception			4-H Building
Apr. 1	25-50	4-H			Indoor Arena
3	25-50	Roping			Indoor Arena
6	20-Oct	4-H			4-H Building
8	25-50	4-H			Indoor Arena
9	25-75	USCD			4-H Building
10	25-50	Roping			Indoor Arena

15	25-50	4-H			Indoor Arena
17	25-50	Roping			Indoor Arena
18	20-Oct	4-H			4-H Building
22	25-50	4-H			Indoor Arena
23	25-50	4-H			Indoor Arena
24	25-50	Roping			Indoor Arena
28	25-50	4-H			4-H Building
29	25-50	4-H			Indoor Arena
29	100-150	Dinner Meeting			4-H Building
30	25-50	Roping			Indoor Arena
1-May	25-50	Roping			Indoor Arena
6	25-50	4-H			Indoor Arena
7	25-50	City Meeting			4-H Building
8	25-50	Roping			Indoor Arena
11	100-150	Rotary			4-H Building
11	100-150	Horseshow			Outdoor Arena
13	25-50	4-H			Indoor Arena
14	25-50	4-H			4-H Building
15	25-50	Roping			Indoor Arena
15	2	Cooking			4-H Building Kitchen
18	50-100	Rodeo School			Outdoor Arena
19	50-100	Rodeo School			Outdoor Arena
20	25-50	4-H			Indoor Arena
22	25-50	Roping			Indoor Arena
23	20-Oct	4-H			4-H Building
24	20-Oct	4-H			4-H Building
27	25-50	4-H			Indoor Arena
29	25-50	Roping			Indoor Arena
29	50-100	4-H & Extension			Entire Grounds
30	350-450	School			Entire Grounds
31	50-75	4-H			Indoor Arena
31	125-150	School			4-H Building
Jun. 1	150-200	Roping			Outdoor Arena
2	150-200	Roping			Outdoor Arena
3	25-50	4-H			Outdoor Arena
10	25-50	4-H			Outdoor Arena
11	25-50	4-H			4-H Building
13	75-125	Good Sam's Convention			Entire Grounds & Electric
14	75-125	Good Sam's Convention			Entire Grounds & Electric
15	75-125	Good Sam's Convention			Entire Grounds & Electric
16	75-125	Good Sam's Convention			Entire Grounds & Electric
17	25-50	4-H			Outdoor Arena
22	20-Oct	4-H			4-H Building
22	200-300	Youth Rodeo			Entire Grounds
23	200-300	Youth Rodeo			Entire Grounds
24	25-50	4-H			Outdoor Arena
25	200-300	Rotary Circus			Entire Grounds
26	200-300	Rotary Circus			Entire Grounds
26	2	Cooking			4-H Building
27	200-300	Rotary Circus			Entire Grounds
28	20-Oct	4-H			4-H Building

29	200-250	Wedding			4-H Building
29	150-200	Roping			Outdoor Arena
30	150-200	Roping			Outdoor Arena
Jul. 1	25-50	4-H			Outdoor Arena
6	25-50	4-H			Outdoor Arena
8	25-50	Extension			4-H Building
8	25-50	4-H			Outdoor Arena
9	25-50	4-H			4-H Building
10	20-Oct	4-H			4-H Building
12	20-Oct	4-H			4-H Building
13	150-200	Roping			Outdoor Arena
14	150-200	Roping			Outdoor Arena
15	25-50	4-H			Outdoor Arena
17	20-Oct	4-H			4-H Building
19	20-Oct	4-H			4-H Building
22	25-50	4-H			Outdoor Arena
27	150-200	Roping			Outdoor Arena
27	150-200	Anniversary Party			4-H Building
28	150-200	Roping			Outdoor Arena
29	150	Set Up for Rodeo/Fair			Entire Grounds
30	150	Rodeo/Fair			Entire Grounds
31	200	Rodeo/Fair			Entire Grounds
Aug. 1	700	Rodeo/Fair			Entire Grounds
2	1,600	Rodeo/Fair			Entire Grounds
3	1,600	Rodeo/Fair			Entire Grounds
4	700	Rodeo/Fair			Entire Grounds
5	200	Clean Up			Entire Grounds
10	150-200	Roping			Outdoor Arena & 4-H Building
11	150-200	Roping			Outdoor Arena & 4-H Building
15	300	Dinner			4-H Building
17	150-200	Horseshow	Jan Finn		Entire Grounds
18	150-200	Horseshow	Jan Finn		Entire Grounds
28	15	4H	Allison Kosto		4-H Building
29	500	MT State O-Mok-See	Derek Amos		Entire Grounds
30	500	MT State O-Mok-See	Derek Amos		Entire Grounds
31	500	MT State O-Mok-See	Derek Amos		Entire Grounds
1-Sep	500	MT State O-Mok-See	Derek Amos		Entire Grounds
2	500	MT State O-Mok-See	Derek Amos		Entire Grounds
3	15	4H	Jason Noyes		4-H Building
7	300	Hamilton Fundraiser	Vince Thompson		4-H Building
9	20	Fair/Rodeo Meeting	Lisa Larson		4-H Building
10	35	4H	Larua Ascheman		Indoor Arena
10	70	Extension	Allison Kosto		4-H Building
11	60	Montana Cattlewomen	Missy Rauser		4-H Building
13	250	SAR Banquet	Wynn Meehan		4-H Building

APPENDIX D

Fairgrounds Survey Results

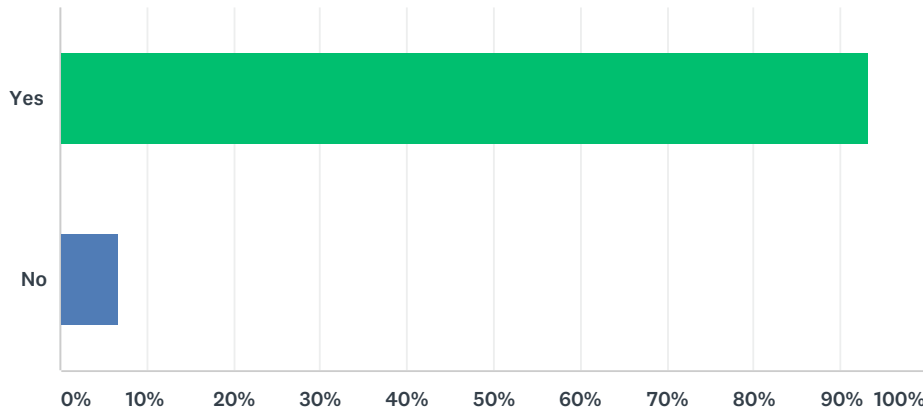
Q1 What is your age?

Answered: 30 Skipped: 0

#	RESPONSES	DATE
1	47	9/30/2019 4:29 PM
2	70	9/27/2019 12:43 PM
3	57	9/27/2019 10:38 AM
4	58	9/27/2019 10:28 AM
5	42	9/27/2019 10:24 AM
6	50	8/7/2019 3:30 PM
7	34	8/7/2019 3:28 PM
8	70	8/7/2019 3:27 PM
9	50	8/7/2019 3:24 PM
10	46	8/7/2019 3:23 PM
11	57	8/7/2019 3:22 PM
12	72	8/7/2019 3:21 PM
13	64	8/7/2019 3:19 PM
14	64	8/7/2019 3:18 PM
15	54	8/7/2019 3:17 PM
16	35	8/7/2019 3:16 PM
17	45	8/7/2019 3:15 PM
18	54	8/7/2019 3:12 PM
19	13	8/7/2019 3:11 PM
20	35	8/7/2019 3:10 PM
21	64	8/7/2019 3:09 PM
22	49	8/7/2019 3:04 PM
23	43	8/7/2019 3:03 PM
24	42	8/7/2019 3:02 PM
25	24	8/7/2019 3:01 PM
26	45	8/7/2019 3:00 PM
27	22	8/7/2019 2:58 PM
28	39	8/7/2019 2:58 PM
29	67	8/7/2019 2:56 PM
30	47	8/7/2019 2:54 PM

Q2 Are you a resident of Broadwater County?

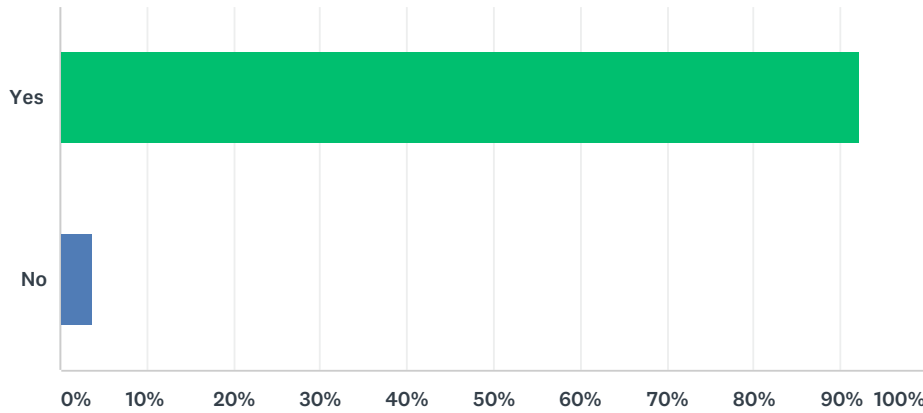
Answered: 30 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	93.33%	28
No	6.67%	2
TOTAL		30

Q3 Are the Fairgrounds in the correct location or should they be located somewhere else in Broadwater County?

Answered: 26 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	92.31%	24
No	3.85%	1
TOTAL		26

Q4 How many events have you attended at the Broadwater County Fairgrounds over the past 3-5 years

Answered: 29 Skipped: 1

#	RESPONSES	DATE
1	Too many to recount	9/30/2019 4:29 PM
2	8 to 10	9/27/2019 12:43 PM
3	30-40	9/27/2019 10:38 AM
4	20-25	9/27/2019 10:28 AM
5	Lots-30+	9/27/2019 10:24 AM
6	All	8/7/2019 3:30 PM
7	+/- 10	8/7/2019 3:28 PM
8	8	8/7/2019 3:27 PM
9	4	8/7/2019 3:23 PM
10	20	8/7/2019 3:22 PM
11	12+	8/7/2019 3:21 PM
12	12	8/7/2019 3:19 PM
13	All fairs & Rodeos	8/7/2019 3:18 PM
14	10-12	8/7/2019 3:17 PM
15	2	8/7/2019 3:16 PM
16	10	8/7/2019 3:15 PM
17	6	8/7/2019 3:12 PM
18	5	8/7/2019 3:11 PM
19	6	8/7/2019 3:10 PM
20	8 or more	8/7/2019 3:09 PM
21	All of them	8/7/2019 3:04 PM
22	12	8/7/2019 3:03 PM
23	2 - We're newbies	8/7/2019 3:02 PM
24	10 ish	8/7/2019 3:01 PM
25	Lots	8/7/2019 3:00 PM
26	5	8/7/2019 2:58 PM
27	15	8/7/2019 2:58 PM
28	5	8/7/2019 2:56 PM
29	20	8/7/2019 2:54 PM

Broadwater County Fairgrounds

Q5 What events did you attend?

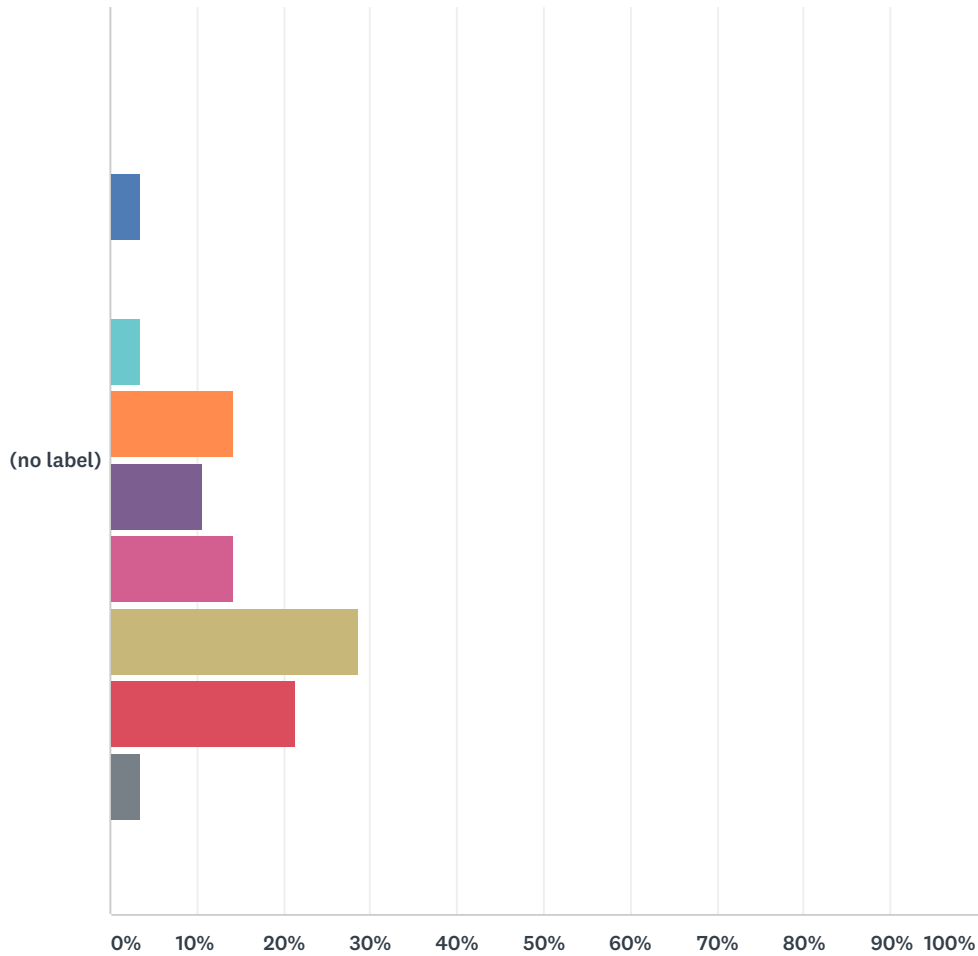
Answered: 28 Skipped: 2

#	RESPONSES	DATE
1	Rodeo, fair, roping, banquets, auctions, weddings, rehearsals, dances, parties, ag day ets	9/30/2019 4:29 PM
2	Fair & Rodeo each year; fund raisers; agriculture training; meeting;	9/27/2019 12:43 PM
3	Fairs, Rodeos, Wedding Receptions, rodeo parties, 4-H events, School Ag Days, Repairs & Maintenance.	9/27/2019 10:38 AM
4	Ag dinner, Ag days, Fair, Rodeo, Weddings, Catered Dinners, Cleaning.	9/27/2019 10:28 AM
5	Fair, Community Fund Raisers, Workshops, Rodeo, Livestock Shows, etc.	9/27/2019 10:24 AM
6	All	8/7/2019 3:30 PM
7	Fair, rodeo, wedding, hospital events	8/7/2019 3:28 PM
8	Rodeo, R&GC	8/7/2019 3:27 PM
9	Rodeos	8/7/2019 3:23 PM
10	Rotary, 4-H, fair, parties, Ag	8/7/2019 3:22 PM
11	Fair, BR & Gun Club dinner, search & rescue fundraisers	8/7/2019 3:21 PM
12	Fair, FFA Banquet, Rotary, family events	8/7/2019 3:19 PM
13	All fairs & Rodeos	8/7/2019 3:18 PM
14	Ropings, rodeos, dinners, fundraisers	8/7/2019 3:17 PM
15	Fair	8/7/2019 3:16 PM
16	archery, fair, rodeo, concert	8/7/2019 3:15 PM
17	Fall fest, Fair	8/7/2019 3:12 PM
18	Rodeo, Fair, 4-H sales, show	8/7/2019 3:11 PM
19	Weddings, Receptions, Fair	8/7/2019 3:10 PM
20	RMS dinners, shooting sports, rodeo, livestock sale, 4-H, wedding	8/7/2019 3:09 PM
21	Fair, Rodeo, Workshops, 4-H, Archery practices	8/7/2019 3:03 PM
22	Fair	8/7/2019 3:02 PM
23	Rodeo, wedding reception, benefits.	8/7/2019 3:01 PM
24	Every Rodeo, Roping event, Ag Days, NRCS/DNRC events	8/7/2019 3:00 PM
25	Did not specify	8/7/2019 2:58 PM
26	Rodeo, fair, meetings, other events	8/7/2019 2:58 PM
27	Rodeo & Fair	8/7/2019 2:56 PM
28	Weddings, Rodeo, 4-H	8/7/2019 2:54 PM

Broadwater County Fairgrounds

Q6 Please rate the Fairgrounds on quality or usability of the buildings and facilities (1 being very low and 10 being very high).

Answered: 28 Skipped: 2



■ 1 Very Low
 ■ 2
 ■ 3
 ■ 4
 ■ 5
 ■ 6
 ■ 7
 ■ 8
 ■ 9
■ 10 - Very High

	1 VERY LOW	2	3	4	5	6	7	8	9	10 - VERY HIGH	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	3.57% 1	0.00% 0	3.57% 1	14.29% 4	10.71% 3	14.29% 4	28.57% 8	21.43% 6	3.57% 1	28	7.14

Broadwater County Fairgrounds

Q7 What facilities (buildings, outdoor spaces, etc.) would you like to see improved/expanded at the Fairgrounds?

Answered: 28 Skipped: 2

#	RESPONSES	DATE
1	restrooms, 4h building needs better lighting and roof. New Sale Building	9/30/2019 4:29 PM
2	ADA restrooms in several locations around the fairgrounds; better parking lots; upkeep of 4-H and other exhibit buildings (paint trims); better overhead door; event center with stage; WI-FI services throughout the grounds; 4-H livestock building; plant more trees, including evergreens; picnic tables; improve the west gate entrance;	9/27/2019 12:43 PM
3	Gazebo, covering over concrete, Improve 4-H building, sewer/septic systems, lean-to on 4-H building.	9/27/2019 10:38 AM
4	4H building, Bathrooms, Cover the concrete pad, Grandstands, sewer.	9/27/2019 10:28 AM
5	Livestock building & 4-H building	9/27/2019 10:24 AM
6	Nothing	8/7/2019 3:30 PM
7	Grandstands could use a makeover	8/7/2019 3:28 PM
8	4-H needs expansion updating, bathrooms	8/7/2019 3:27 PM
9	more recycling locations	8/7/2019 3:23 PM
10	improve & update all buildings and grandstands.	8/7/2019 3:22 PM
11	more restrooms	8/7/2019 3:21 PM
12	nicer bathrooms, separate livestock building & show building	8/7/2019 3:19 PM
13	Outdoor space, rest room upgrades, more shaded areas	8/7/2019 3:18 PM
14	4-H building improved, cover on concrete pad, improve grandstands.	8/7/2019 3:17 PM
15	Bigger animal barn	8/7/2019 3:16 PM
16	New stock building for fair, new building for indoor events.	8/7/2019 3:15 PM
17	camping grounds	8/7/2019 3:12 PM
18	The arena and fair barn	8/7/2019 3:11 PM
19	Improve bathrooms, fans in 4-H livestock building, misters for the animals	8/7/2019 3:10 PM
20	Bigger vendor building, more parking, more bathrooms- they are to far apart for elderly.	8/7/2019 3:09 PM
21	4-H building, additional shows/sale barn	8/7/2019 3:03 PM
22	more water spigots would be nice.	8/7/2019 3:02 PM
23	Bleachers rebuilt	8/7/2019 3:01 PM
24	New restrooms	8/7/2019 3:00 PM
25	Grand Stands	8/7/2019 2:58 PM
26	4-H building, stands	8/7/2019 2:58 PM
27	parking	8/7/2019 2:56 PM
28	4-H livestock barn	8/7/2019 2:54 PM

Q8 What new events, opportunities, or entertainment should be held at the Fairgrounds?

Answered: 19 Skipped: 11

ANSWER CHOICES	RESPONSES	
Option 1	100.00%	19
Option 2	47.37%	9
Option 3	21.05%	4

#	OPTION 1	DATE
1	music?	9/30/2019 4:29 PM
2	indoor concerts	9/27/2019 12:43 PM
3	Concert opportunities	9/27/2019 10:38 AM
4	Whatever we can schedule.	9/27/2019 10:28 AM
5	Fall Fes,	9/27/2019 10:24 AM
6	Truck & Tractor Pulls	8/7/2019 3:30 PM
7	Concerts	8/7/2019 3:28 PM
8	Other fundraisers, even one for the fairgrounds	8/7/2019 3:27 PM
9	Fall fes	8/7/2019 3:22 PM
10	Music Festivals	8/7/2019 3:21 PM
11	music venues	8/7/2019 3:18 PM
12	Carnival	8/7/2019 3:16 PM
13	crowd participation	8/7/2019 3:11 PM
14	dances (bigger vendor building)	8/7/2019 3:09 PM
15	Truck & Tractor Pulls	8/7/2019 3:04 PM
16	Concerts	8/7/2019 3:02 PM
17	Every weekend seems to have an event.	8/7/2019 3:00 PM
18	Concerts	8/7/2019 2:58 PM
19	Needs to be open to non-profit events	8/7/2019 2:54 PM

#	OPTION 2	DATE
1	better wedding venue	9/30/2019 4:29 PM
2	outdoor concerts	9/27/2019 12:43 PM
3	Concerts	9/27/2019 10:24 AM
4	Open public events,	8/7/2019 3:27 PM
5	More kids events	8/7/2019 3:22 PM
6	Ranch rodeos	8/7/2019 3:21 PM
7	More vendors	8/7/2019 3:16 PM
8	horse shows	8/7/2019 3:09 PM
9	Markets	8/7/2019 2:58 PM

Broadwater County Fairgrounds

#	OPTION 3	DATE
1	better meeting rooms	9/27/2019 12:43 PM
2	Auto event	9/27/2019 10:24 AM
3	camping	8/7/2019 3:27 PM
4	harvest festivals	8/7/2019 3:09 PM

Q9 Other comments or observations?

Answered: 13 Skipped: 17

#	RESPONSES	DATE
1	Beautiful facility, if extended how will community accommodate with hotels-food-traffic?	9/27/2019 10:28 AM
2	Shouldn't waste money on outside engineer to come up with plans. There is already a fair board to make these decisions.	8/7/2019 3:30 PM
3	commercial building is ok Need a 300-400 person capacity building for fundraisers-if you have it they will come-RMEF maybe	8/7/2019 3:27 PM
4	Keep the commissioners out of the fairgrounds.	8/7/2019 3:24 PM
5	Improved stage	8/7/2019 3:23 PM
6	Beautiful grounds, would like to make it year-round user friendly.	8/7/2019 3:22 PM
7	Need new bleachers in rodeo grounds.	8/7/2019 3:19 PM
8	Expand more.	8/7/2019 3:15 PM
9	Fans in livestock barn. Bigger vendor building	8/7/2019 3:09 PM
10	Do not change anything.	8/7/2019 3:04 PM
11	Too many mosquitoes.	8/7/2019 3:00 PM
12	entries & involvement could be more.	8/7/2019 2:58 PM
13	Need to make it easier to get access - Larson's aren't good about calling back - online?	8/7/2019 2:54 PM

Broadwater County Fairgrounds

Q10 Contact Information

Answered: 6 Skipped: 24

ANSWER CHOICES	RESPONSES	
Name	100.00%	6
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	6
Phone Number	16.67%	1

#	NAME	DATE
1	Mike Koehke	9/27/2019 12:43 PM
2	John Rauser	9/27/2019 10:38 AM
3	Missy Rauser	9/27/2019 10:28 AM
4	Hugh Braaten	9/27/2019 10:24 AM
5	Rick Kodric	8/7/2019 3:30 PM
6	JJ Conner	8/7/2019 3:15 PM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE
	There are no responses.	

#	ZIP/POSTAL CODE	DATE
	There are no responses.	

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1	michaelkoehnke@yahoo.com	9/27/2019 12:43 PM
2	rauserdurocs@msn.com	9/27/2019 10:38 AM

Broadwater County Fairgrounds

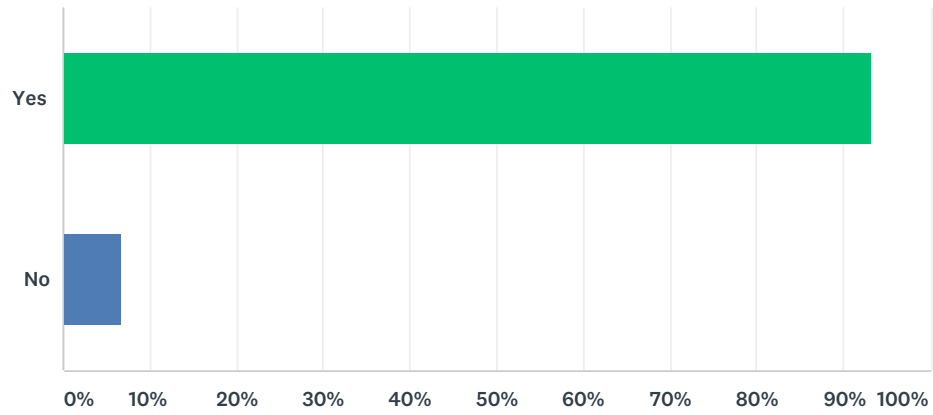
3	rauserduocs@msn.com	9/27/2019 10:28 AM
4	hugh@bestsod.com	9/27/2019 10:24 AM
5	rickkodric@gmail.com	8/7/2019 3:30 PM
6	jcbowstring@hotmail.com	8/7/2019 3:15 PM
#	PHONE NUMBER	DATE
1	4062023369	8/7/2019 3:15 PM

Q1 What is your age?

Answered: 30 Skipped: 0

Q2 Are you a resident of Broadwater County?

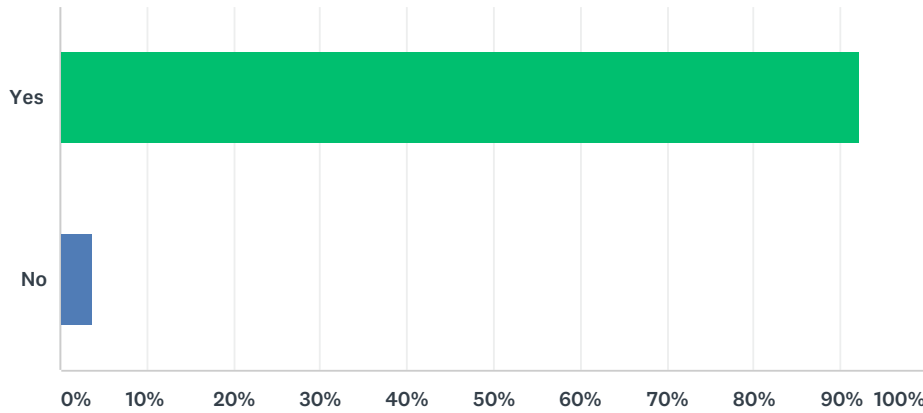
Answered: 30 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	93.33%	28
No	6.67%	2
TOTAL		30

Q3 Are the Fairgrounds in the correct location or should they be located somewhere else in Broadwater County?

Answered: 26 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	92.31%	24
No	3.85%	1
TOTAL		26

Q4 How many events have you attended at the Broadwater County Fairgrounds over the past 3-5 years

Answered: 29 Skipped: 1

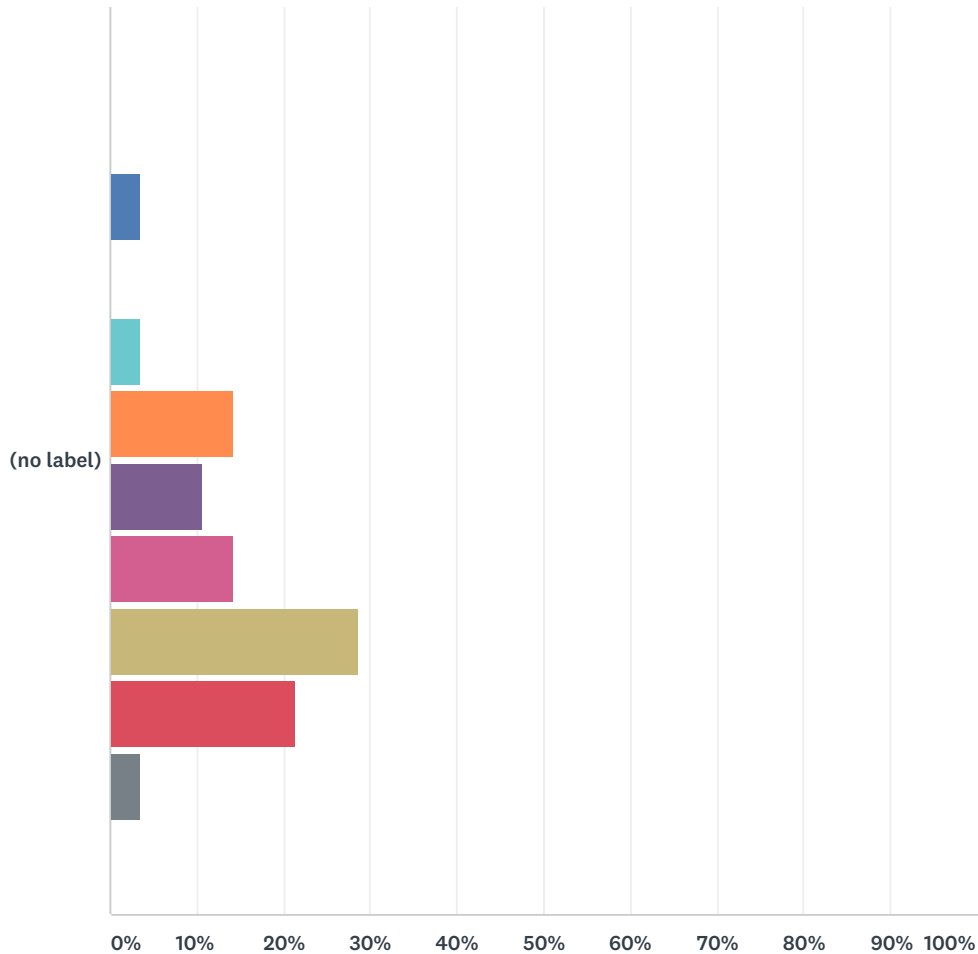
Q5 What events did you attend?

Answered: 28 Skipped: 2

Broadwater County Fairgrounds

Q6 Please rate the Fairgrounds on quality or usability of the buildings and facilities (1 being very low and 10 being very high).

Answered: 28 Skipped: 2



■ 1 Very Low
 ■ 2
 ■ 3
 ■ 4
 ■ 5
 ■ 6
 ■ 7
 ■ 8
 ■ 9
■ 10 - Very High

	1 VERY LOW	2	3	4	5	6	7	8	9	10 - VERY HIGH	TOTAL	WEIGHTED AVERAGE
(no label)	0.00% 0	3.57% 1	0.00% 0	3.57% 1	14.29% 4	10.71% 3	14.29% 4	28.57% 8	21.43% 6	3.57% 1	28	7.14

Q7 What facilities (buildings, outdoor spaces, etc.) would you like to see improved/expanded at the Fairgrounds?

Answered: 28 Skipped: 2

Q8 What new events, opportunities, or entertainment should be held at the Fairgrounds?

Answered: 19 Skipped: 11

ANSWER CHOICES	RESPONSES	
Option 1	100.00%	19
Option 2	47.37%	9
Option 3	21.05%	4

Q9 Other comments or observations?

Answered: 13 Skipped: 17

Q10 Contact Information

Answered: 6 Skipped: 24

ANSWER CHOICES	RESPONSES	
Name	100.00%	6
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	6
Phone Number	16.67%	1

APPENDIX E

Broadwater County Recreation Board Survey Results



RECREATION SURVEY RESULTS

Results as of Tuesday, June 04, 2019

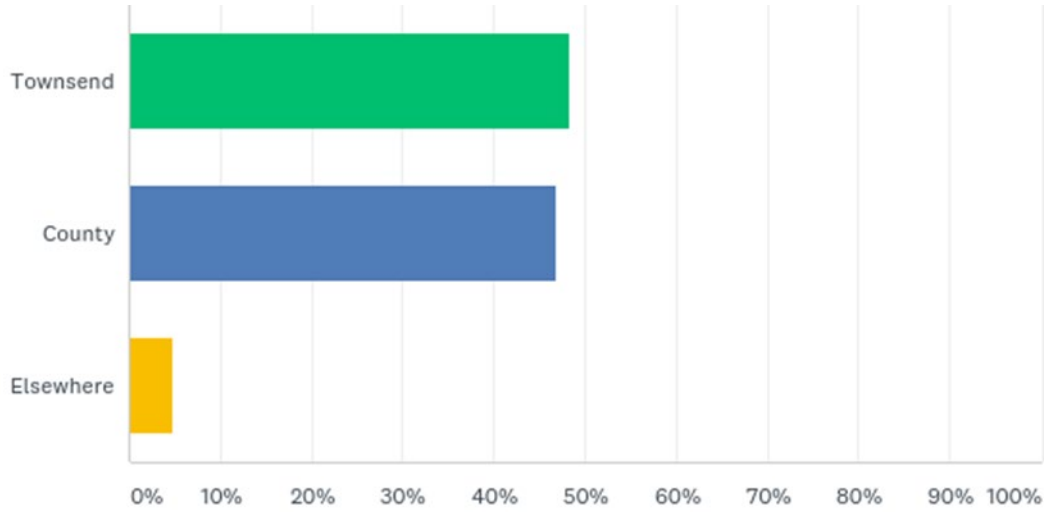
293 Total Responses

HIGHLIGHTS OF SURVEY RESULTS

- **This was not meant to be a statistically valid survey, just a snapshot. Statistically valid surveys can be very expensive and time consuming.**
- **Most respondents live within the County and Townsend.**
- **Relatively even response from each age group, except for 40-54, which was overwhelmingly the highest.**
- **Most respondents think recreation facilities in the County are in the range of fair to good.**
- **The top four new or expanded facilities were:**
 - 1. Events Center**
 - 2. Bicycle and Walking Paths**
 - 3. Fairgrounds**
 - 4. Swimming Pool**
- **The top three recreational facilities as ranked by respondents were:**
 - 1. Bicycle and Walking Paths**
 - 2. Fairgrounds**
 - 3. Events Center**
- **Overwhelmingly respondents think grants and then private donations are the most appropriate way to fund projects.**
- **The Questions 6 and 7 which were answered only in text were not analyzed in detail due to the amount of time needed to do so.**
- **There is a list of emails from respondents asking to be kept informed and to be eligible for a \$50 Voucher of Chamber "Scrip Money."**

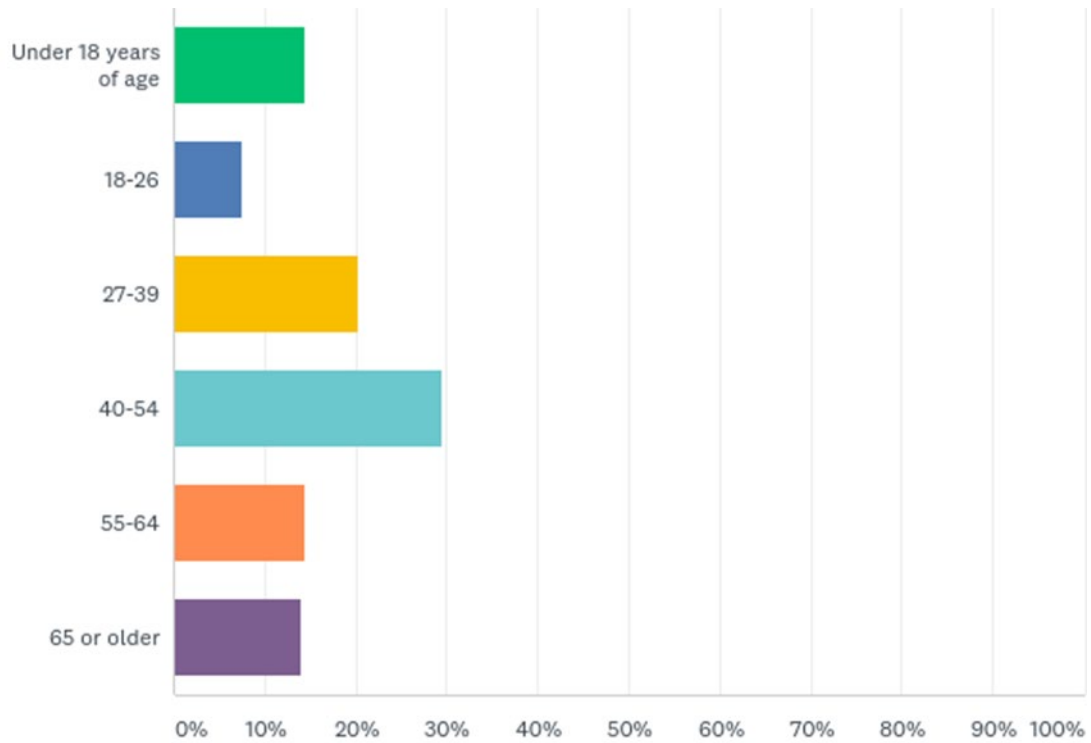
Q1: Where do you live?

Answered: 292 Skipped: 1



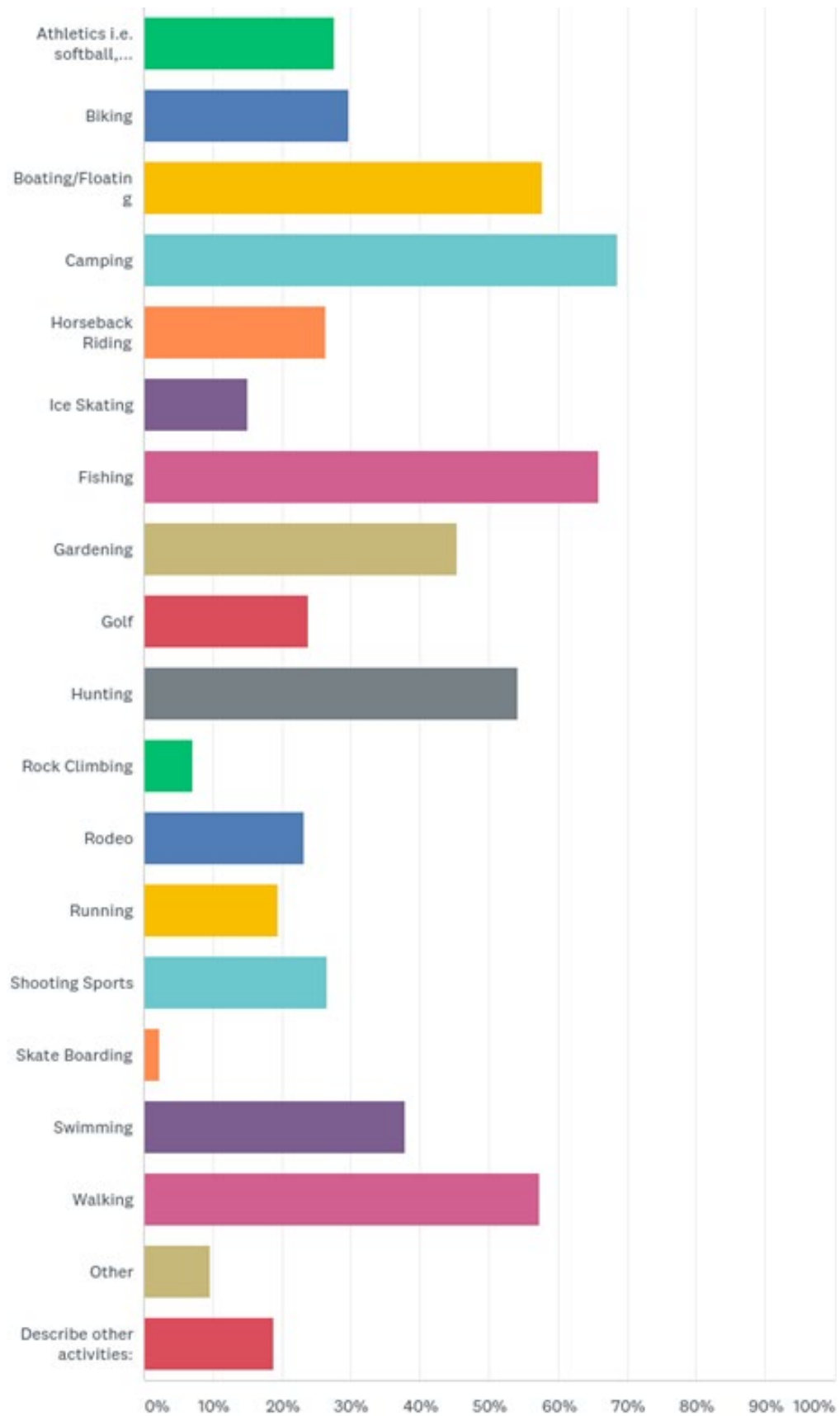
ANSWER CHOICES	RESPONSES	
Townsend	48.29%	141
County	46.92%	137
Elsewhere	4.79%	14
TOTAL		292

Q2: What age group do you belong in?



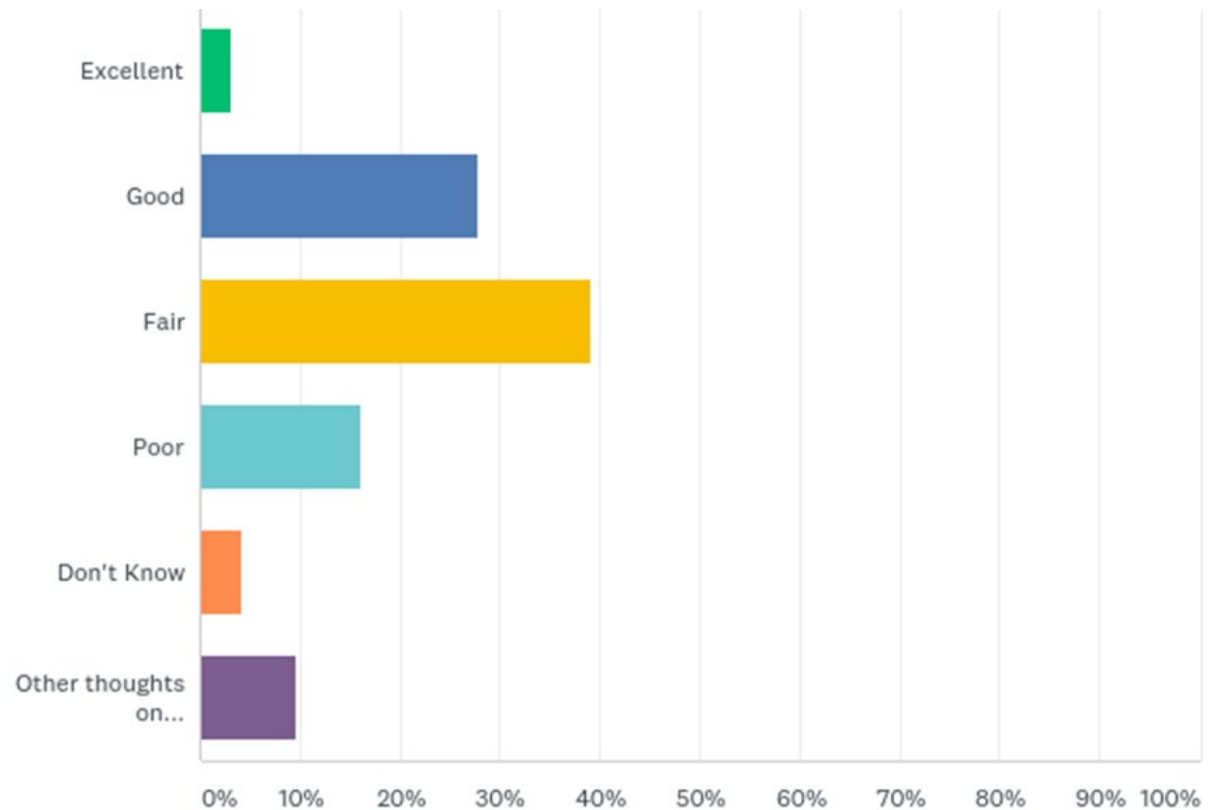
ANSWER CHOICES	RESPONSES	
Under 18 years of age	14.38%	42
18-26	7.53%	22
27-39	20.21%	59
40-54	29.45%	86
55-64	14.38%	42
65 or older	14.04%	41
TOTAL		292

Q3: What recreational activities do you participate in?



ANSWER CHOICES	RESPONSES	
Athletics i.e. softball, soccer etc.	27.65%	81
Biking	29.69%	87
Boating/Floating	57.68%	169
Camping	68.60%	201
Horseback Riding	26.28%	77
Ice Skating	15.02%	44
Fishing	65.87%	193
Gardening	45.39%	133
Golf	23.89%	70
Hunting	54.27%	159
Rock Climbing	7.17%	21
Rodeo	23.21%	68
Running	19.45%	57
Shooting Sports	26.62%	78
Skate Boarding	2.39%	7
Swimming	37.88%	111
Walking	57.34%	168
Other	9.56%	28
Describe other activities:	18.77%	55
Total Respondents: 293		

Q4: How would you rate the existing recreational facilities and services in the County?

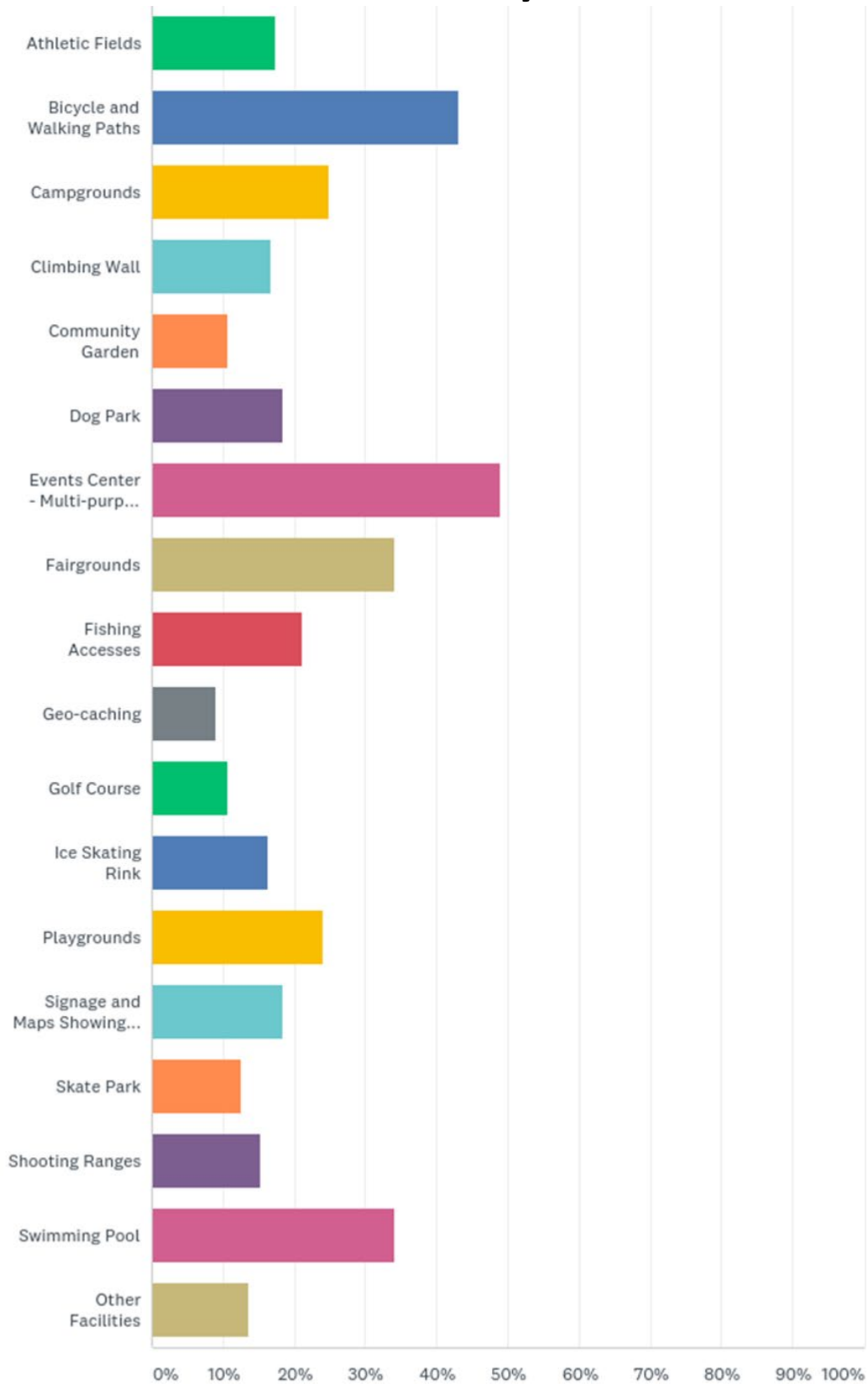


ANSWER CHOICES	RESPONSES
Excellent	3.09% 9
Good	27.84% 81
Fair	39.18% 114
Poor	16.15% 47
Don't Know	4.12% 12
Other thoughts on facilities/services:	9.62% 28
TOTAL	291

- Need more dock space on Canyon Ferry
- The 4-h building at the fairgrounds used for many activities is in need of significant upgrades, making it efficient and needs to expand to allow up to 400-500 people. The restroom are totally unacceptable and will cause the facility to be shut down one of these days.
- This community only supports bars and recreations that involve drinking.
- What recreational facilities?
- I feel as if there really isn't enough in town for kids to do.

- I believe that most of the facilities that we have are trashed and old, and something new would give the kids something to do this summer.
- There isn't much but what we have is decent.
- We need more gym space that can also be used for multiple purposes. A larger livestock barn for our county fair would be very beneficial and wondering if that could be used as a gym for other sports activities and even a shooting facility/ indoor shooting range.
- The barn is small especially with rodeoing and 4h needs.
- Restrooms are an issue at the park and fair grounds
- It would be nice to have all 18 holes on the golf course and more activities for young families. It would be nice to have a nice conference/meeting space with technology (tv, computer, projector..)
- We need a bigger building for our 4-h kids
- Our community needs a skate park for the teens who loiter and hang out outside the library.
- It would be really nice to have a pedestrian / bike lane across the Missouri River to connect town to trail headed north on the hwy.
- We have some facilities but they could be so much better... The recreation fun should be seen in things other than a shooting range. The Silos area could be world class fishing/boating location if we spent a little bit of that trust money on it instead of another shooting range. Our playgrounds and pool sucks. If we got the family out of the pool management it could be better run. Like some weekend hours a GOOD swimming instructor. Hard to teach swimming wearing sweats and standing in the side of the pool.
- As Broadwater Valley is discovered by "others," the quality of recreation is deteriorating due to increased #s.
- We haven't had a chance to explore much as we just had our first child 8 months ago.
- When I was working full time in Helena, I could never use the pool because it was not open on the weekends. I think that is the stupidest thing ever to have a pool and have it closed on weekends. Get more guards and keep it open 7 days a week during the season. I never bought a season pass because of this. I would have if it had been open on weekends.
- I would like to see an upgrade on the current 4-H building and the surrounding facilities on the Rodeo/Fair Grounds so that these boards could be more successful in bringing bigger activities and events into the county. It is a great facility, but it definitely needs improvement.
- Lake and county could use more Rec areas. I live in woods and have access to Mtns and such. Nothing in town besides rodeo grounds and lackluster parks. Nothing around the lake as far as beaches or green belts.
- We do need to expand the fairground facilities. A new multi-purpose building would be great!
- The tennis courts need to be completely redone and when they are redone for tennis, they can be lined for pickleball. 3 tennis courts can be lined for 6 pickleball courts
- More for young children and families
- I would LOVE to see the Rodeo/Fair Grounds improved for additional activities. Possibly a sale barn for the 4-H fair, upgrade and enlarge the 4-H building for big gatherings or a covering with electricity over the concrete slab to the NE of the Commercial building.
- The tennis courts are in terrible shape. We play pickleball in the school stage gym and outside on the tennis courts (in the summer)
- Fairgrounds are a bit tight for fair/rodeo/vendors setup lately
- Good resources, but some things are lacking. I never know which end of the 4H building is the front door.

Q5: Which of the following new or expanded facilities would you like to see in the County?



ANSWER CHOICES	RESPONSES	
Athletic Fields	17.36%	50
Bicycle and Walking Paths	43.06%	124
Campgrounds	25.00%	72
Climbing Wall	16.67%	48
Community Garden	10.76%	31
Dog Park	18.40%	53
Events Center - Multi-purpose Building	48.96%	141
Fairgrounds	34.03%	98
Fishing Accesses	21.18%	61
Geo-caching	9.03%	26
Golf Course	10.76%	31
Ice Skating Rink	16.32%	47
Playgrounds	23.96%	69
Signage and Maps Showing Recreation Options	18.40%	53
Skate Park	12.50%	36
Shooting Ranges	15.28%	44
Swimming Pool	34.03%	98
Other Facilities	13.54%	39
Total Respondents: 288		

- outdoor basketball court for public use
- Safe running / walking bridge across the Missouri (the current road bridge is not safe for pedestrians)
- YMCA type facility, pool, gym
- Picnic day use areas
- combination skating rink and splash park
- Silos recreation are needs significant upgrading
- Rodeo arena/roping
- Rodeo grounds/roping arena
- Updating of pool facilities
- Indoor swimming pool more specifically!!
- 4H show barn
- Movie Theatre, McDonald's, Chipotle, Starbucks, Stage Theatre (like a Broadway stage), bigger museum, After-school programs
- restaurants,skate park,a one show theater would even be nice.
- more places to eat. (fast food)
- 4-H Sale Barn

- Movie theater
- Maybe a trampoline park, movie theater/theater
- laser park
- Trampoline Park, a skate park that is Bike, Skate, and Scooter accessible, Some sort of fast food restaurant.
- More Tennis Courts
- bowling alley or anything besides a bar
- Maybe a better pool and better sports fields?
- 4H livestock barn
- 4h building for livestock and sale etc
- Larger livestock barn for our county fair. However would like to see it as a multipurpose facility somehow to nail several birds with one stone.
- 4-H livestock barn
- livestock building
- show barn
- 4H building
- 4-H barn
- 4-H Livestock Barn
- upgrade of our current playground, pool, bike trails
- New 4H barn!!
- 4H Sale Barn
- Trail to fairgrounds and it would be nice to develop in part of WMA/ Indoor pool/ rv hookup and stalls at fairgrounds with heated indoor barn
- 4-H barn
- 4h building
- New building at fairgrounds ie. new barn and cover of smaller grandstands
- children's museum (interactive play/learning), indoor pool, folf course,
- Improvements to the rodeo ground
- Indoor pool, facilities similar to Dillon's YMCA.
- More swimming lessons and instructors
- more opportunities for youth activities
- Indoor swimming pool open year round
- Buildings at our fair grounds for 4-h
- 4H Livestock Barn
- Multipurpose facility to host weddings and meetings, greater than 100 people. Just the fairgrounds and Watsons currently, and bars for smaller crowds.
- tennis courts redone wirh pickleball lines
- Indoor heated swimming pool
- indoor swimming pool for year round use
- You could partner with a hospital corporation (like Sanford and Avera does) and covert the pool into an indoor aquatic center for health and rehab activities.
- A bridge for walking & biking across the Missouri River.
- The bicycle path going the road out towards the Silos has WAY too large of rock to comfortably ride a bike. Walking would not be any easier. That was a waste of money and needs to be redone.
- 4-H Sale Barn
- As a new resident it would be really awesome to have resources that tell the public where walking paths, hiking trails, camping, etc. are located.
- Indoor basketball, yoga, volleyball, dance, wrestling
- disc golf course, bowling
- Sale barn at fairgrounds
- River access improvement by the bridge north of town

- Indoor swimming pool
- 4h sale barn or livestock barn expansion
- Additional facilities out at the Rodeo/Fair Grounds to draw people to these facilities.
- Anything geared towards the youth of Townsend
- Tennis courts need to be refurbished and add Pickleball lines
- More sports facilities to provide more opportunities for youth.
- Water Park
- Make the boating ramps off the Yellowstone river better so we can more easily drop in boats.
- Tennis courts and pickleball.
- Livestock 4-h sale barn
- Wading pool
- Well run community fitness center with indoor pool. Ymca style facility that offers a variety of opportunities year round
- Indoor roller rink in the Townsend Ford Building
- Hot springs
- Sale Barn at the Rodeo/Fair Grounds as well as a covering over the concrete slab out there. Upgrade the outdoor electrical at the grounds as well.
- Indoor swimming pool
- Dedicated pickleball facility; improved tennis courts
- 4-H barn
- Livestock barn at fairgrounds
- Show barn for 4-Hers, currently very crowded with animal housing and showing in same building.
- Adding on to the livestock barn at the fairgrounds to accommodate the growing 4-H program.
- 4-H livestock barn
- A new 4-H facility/barn is a high priority. I'd also like to see some indoor winter recreational activities like bowling or a movie theatre. I think we have great options when the weather is nice, but not year around.
- 4-H sale barn
- Would like to see 4-H sale barn project that has been proposed as well as a larger multiuse building for larger groups.
- Existing pool could be open more, like Saturday

Q6 What annual events do you participate in?

Answered: 232 Skipped: 61

RESPONSES

fall fest, car show, events at fairgrounds

Fall Festival, local government

New to the area

Fall Fest, Fair and Rodeo, Christmas Stroll, Ghost Stroll,
some

N/A

Fall Fest, Slice of Summer

fundraisers, summer park events

Rodeo, fall fest, perch derby

Townsend Rodeo, Townsend Fall Fest, Walleye Derby

Slice of Summer, Fall Fest

rodeo

Community Fundraisers, festivals, craft shows.

Fall fest car show Christmas stroll , fair, community wide yard sale, church dinners and bazaars community craft shows,
rotary summer nights

Most

Fall Festival Christmas Stroll

Fishing tourney at canyon ferry

Fall Fest, Rodeo, and Fair

Fair, Farmer's Market,

Fall fest, rodeo.

I'm a 4H project leader so I'm involved in pretty much all community events.

Fall Fest, 4-H livestock show, 4-H FFA and SkillsUSA fundraisers.

4-h fair

I like to go to fall fest sometimes, and I do enjoy helping out with the after school program.

4H fundraising

The Rodeo

Rodeo, Fall Fest, Christmas stroll

None

Fall fest

Fall Fest, Slice of Summer, Rodeo, Lions Basketball Tournament

Fall Fest

Broadwater County Fair, Fall Fest, Christmas stroll

Fall fest, carnival, Christmas stroll

Fallfest christmas stroll rodeo

I go to some of the slice of summers, fall fest and Christmas Stroll.

Octoberfest, Fair, slice of summer, summer camps

Fall Festival

none

Fall Fest

Fall fest

Rodeo Parade and the rodeo.

fall festival rodeo

Fall Fest

fundraisers

October fest, Fall fest

Fall Fest, Rodeo and Splash of summer

I participate in Fall Fest, Slice of Summer, Christmas Stroll, and some of the parades.

Fall Fest Christmas Stroll Car Shows Rodeo

fair and rodeo, fall fest

I participate in all of the rodeos and fairs

Fair, Fall Fest, Rodeo

Fall Fest, Slice of Summer

festivals, events.

none

festivals

Fall fest, the Fair, Lions club Easter egg hunt, slice of summer, Christmas stroll.

fair, fall fest, christmas stroll

Fall Fest

County Fair and Rodeo, fall soccer, fall and spring volleyball

Fall Fest, Christmas Stroll, Slice of Summer, fair

rodeo, fair, fall fest

Banquets, Presentations

butter braids

october fest, summer solstice.

Fall Fest, Ag dinner fundraiser, county/4H fair

I participate in 4-H and football, basketball and lacrosse.

Slice of Summer and the Christmas Stroll

Fall fest, rodeo, fair, slice of summer,

Shakespeare in the Park Slice of Summer

None

Fallfest

None

Fall Fest

Rotary annual fundraiser; fair and rodeo; FallFest; and 4-H clinics and RMBA events.

Fall fest

Tough enough to wear pink, basketball tournaments, roping jackpots, rodeo

Fair

Fall Fest, Ag Appreciation Dinner, Fair

Slice of summer, fall fest

Ropings, rodeo, fall fest, Search and rescue fundraiser, rod and gun club, Ag days

Roping isn't the barbs and rodeos in the summer and jackpots

Roping in the barn and rodeo in the summer

Rodeo and fair

Roping in the barn and outside ans rodeos in the summer

Fair and rodeo

Rodeo and fall fest and Ag activities

Rodeo - fall fest

Rodeo

Local rodeo, fair

Townsend rodeo, Octoberfest, Slice of Summer

fall fest

Fall fest, ag appreciation dinner, fair and rodeo, round up roping series, 4H and FFA events

Fall fest, Christmas stroll, trick or treating, trivia nights, Ducks Unlimited, slice of Summer, banquets, church activities, and more...

Townsend Rodeo, Fall Fest,

Fall Fest Rodeo and Fair Slice of Summer Leprechaun Festival ATV Run

Slice of Summer, Community Clean-up, Fall Fest, Backyards of Broadway Garden Tour, shop at community yard sale.

Fall Fest and SOS, Christmas Stroll

Fair, & Fall Festival

Fall Fest Broadwater County Fair Canton Church program Shakespeare in Park July 4th Fly In

Rodeo and Octoberfest

4-h, fall fest, Christmas stroll

Octoberfest as a guest. Mainly help with fund raisers behind the scene.

Rodeo, Octoberfest

Fall fest Pretty much anything that occurs in the community.

Fair and anything 4-h related. I also work many fundraisers in the 4-h building.

Rodeo, Fall Fest, Walleye Tournament

Fall Fest Fair Art Gala

Fall Fest, Mental Health walk, BBQ

Fall fest slice of summer christmas stroll

Church activities for underprivileged and many fundraisers.

Rodeo and Fair, Fall Fest, School Events, Christmas Stroll

varies year to year, slice of summer, fall fest, fair, Christmas stroll

fundraisers, Rotary events

Fallfest Slice of Summer Garage Sale

fall fest, slice of summer, Christmas stroll

Fall Fest, Slice of Summer, ATV poker run, church fun raisers, trivia night

Fair, fall fest, stroll

fall fest, slice of summer, trivia nites, leprechaun festival, senuir activities such as bingo, dinner and a movie, et al

Fall fest. Playground.

Rotary Octoberfestf, Christmas Stroll and the County Fair

All school related

Rodeo member guest tournament

Fall fest, rodeo

Fundraisers

Fall festival, slice of Summer, Canton church events

Fall Fest, Slice of Summer

Fall Fest

We haven't started participating yet but we will.

Rodeo, FallFest

Fall festival and slice of summer events

fall fest

FESTIVALS AND FUNDRAISERS

Fall Fest.

Fall fest, cross walk,

Fall Fest Slice of Summer

We participate in as much as possible. Fall Fest is definitely our favorite.

Octoberfest

Rodeo & Fall Fest

Fall fest

Fall fest

Fall fest and slice of summer

Fall festival, shoot for the cure,

Oktoberfest, summer lunch program, children's swim lessons

Most community events.

All

Broadwater county fair

October Fest , Rodeo

Fall Fest, Christmas Stroll

I organize free vision clinics state wide annually. Have done two in Townsend.

Slice of summer, fall fest,

Fall Fest, Zombie Run, Fourth of July, Shakespeare in the Park, Christmas Stroll

Rodeo, Fair, Fallfest

4H

Fall Fest, City League, Old Baldy Adult Ed.

Slice of Summer, Fall Fest,

Fall Fest, All School Activities, Slice of Summer, Farmer's Market, Christmas Stroll, Halloween

Fall Fest, slice of summer, farmers market, Christmas stroll

Rodeo weekend, fall fest, Christmas stroll, school events

summer festivals, school events, Christmas Stroll,

BEF trivia nights, Fall Fest

Fair,rodeo,fall fest

Fall Fest, Fair, Slice of Summer, Shakespeare in the Park, shooting sports, Backyards of Broadwater,

Fall Fest, Fair, Rodeo

Bwc 4h and fair, fall fest, slice of summer

Rodeo, Fall Fest, Fair, 4-H and FFA Activities, School events, Christmas Stroll

Ag. Dinner, 4-H Fair, Fall Fest, Slice of Summer, Farmer's Market, Baseball, Parade.

Rodeo, Fall Fest, Leprechaun Festival,

I attend rodeo, stroll and fall fest. Interested in atv run. Did Zombie run once.

5K runs

4-H, County Fair, Fall Fest,

Fall Fest, Slice of Summer, Circus, Ag Appreciation Dinner, ATV Poker Run

County Fair; Fall Fest; Slice of Summer; Ducks Unlimited Banquet; Catholic Church Events;

Fall Fest, Made in Montana Show (Helena), art shows/fairs

Broadwater Rod and Gun Club fundraiser, Ducks Unlimited

Fall Fest

The rotary fall fest and walleye tournament.

Volunteering to help senior citizens and church organizations.

Fall Fest, Leprechaun Festival, Slice of Summer, community cleanup, community yard sale, Community Flea Market, Zombie run, Canton Church events, Old Baldy Adult Educ --Pickleball, Rodeo and BBQ, Christmas Stroll and Santas Workshop,

Fair, fundraisers, Christmas stroll.

slice of summer, fall fest, county fair. Christmas stroll

perch derby, ATV run, walleye derby, rodeo, fall fest, Christmas stroll

Christmas Stroll,

October, Rodeo, Easter Egg Hunts..., driving back roads

New to the area. We just got involved with 4-H this year.

Fair, Fall Fest, High School sporting events

Festivals

Fall Fest Senior Steak Fry Ducks Unlimited Slice of Summer

County Garage Sale, Fall Fest, Fair, Christmas Stroll

Rodeo bbq, watching the rodeo, fall fest, leprechaun festival, Christmas stroll, fair, taste of summer,

Rodeo, fall fest

festivals, fair, farmers market

Head Start chair'ity fundraiser, craft shows, museum fundraisers/craft show

Within the county -- Christmas Stroll, Fall Festival, Fair & Rodeo

Fall Fest, Christmas Stroll, Fair Community Picnic, Slice of Summer

Slice of summer, fall fest, youth sports, church functions, most family friendly events, fishing tournaments,

Rotary poker run, fallfest, slice of summer, Shakespeare in the Park

Fall Fest; slice of summer; Christmas Stroll

Fall Feast, fundraiser

Atv Poker run, Dart Tourny, Softball, Fall Fest

Fallfest, rodeo

Christmas Stroll, Leprechaun Festival, Fall fest, Rodeo, Farmers Market, Perch Derby

Fall Festival

Rodeo and Fair, Conservation Dinner

Fair & Rodeo, Fall Fest

Fall Fest Slice of Summer Church annual functions

Fall Fest - Rodeo - Fair - Christmas Stroll - Farmers Market

NRA Rodeo Fishing tournament

October fest, Poker run, Fireman breakfast, car shows

Fall Fest, Community Cleanup; County Wide Yard Sale; Zombie/Spook Run; Christmas Stroll; Slice of Summer;BHC
Auxilliary Rodeo BBQ at the park; Canton Church Events

First Responder Fundraiser

Fall Fest, Rodeo

October fest County Fair Christmas Stroll

Fundraisers, slice of summer, fall fest, rodeo

Fall fest, fair,

Rodeo, Ag Events, Fair, Fall Fest, 4H, Rod and Gun Club Night, Christmas Stroll, Ghost Stroll

Fair and rodeo Fall fest

Broadwater County Fair, Fall Fest

We participate in the annual fair week at the fairgrounds.

I attend all events in Townsend, both school and community based.

County fairs, festivals in multiple towns, rodeos

4-H fair week

Search and Rescue 4-H Fair Slice of Summer Fall Fest Others

Broadwater Garden Tour.

Broadwater County Fair and associated events. Softball, Baseball, Golf, and other sporting events.

Garden tour, fair and rodeo, youth baseball league

Fall fest Christmas stroll fair

Fall Fest, Broadwater Fair/Rodeo

4-H activities Fall Fest Fair

Fair Fall fest

Fall Fest Fair Christmas Stroll

4-H and FFA Livestock fair & sale. Ag Appreciation Banquet. Various extension workshops and seminars.

Q7 What new events would you like to see take place in the County?

Answered: 138 Skipped: 155

how about a carnival?

If there was a pot of gold you could add a lot of things - because I'm a tax payer - STOP IT - quit blowing money you DON'T Have!!!

N/A

winter ice festival on Canyon Ferry

More music events, art galleries for local art

better fair

Sports tournaments, More theatrical performances like Shakespeare in the Park, maybe a community Theatre, movie theater, Arts Festival, Triathalons and marathons, seasonal events and community celebrations that are family friendly that are not in a bar, scavenger hunts. The atv run is one of the best events we have in town and it's getting too big for the committee managing it.

More events for children

More community activities around the county to get more people of all ages involved

Maybe something more like a carnival. Fall fest is more for adults. The rodeo has hardly anything for kids to have fun.

Unsure

More holiday festivals (Christmas, Fourth of July, etc.), marathons, LGBTQ+ Pride parades and festivals. Music fests, etc.

Something for the teens to be able to do around town

Comic Con

More festivals or local fairs.

Dog shows, horse shows, bike races

more community activities

An expansion of the fairgrounds facilities for more events such as the 4-H/FFA stock shows, meetings, or any other event that would happen there.

More festivals and carnivals

I think it would be cool if there was something like slice of summer only more for older people.

Escape Rooms/Murder Mystery type things. Talent Shows. Contests. Dance teams.

I would like to see more events like the live at 5 in Helena.

Concerts from local bands or a climbing wall

A carnival

im not sure, but something new.

more concerts and festivals in the summer

Marathons Poker Runs

a fair with more activities like rides, concerts, just more activities to do around town.

I'd like to see alot of Shakespeare around town, or maybe concerts

Annual ATV rides

More show-casing events like car shows

none

Concerts? Rides at the fair? More community events

More music festivals, family fun races, running races or triathlons,

Ice skating, tournaments for sports, an indoor swimming pool for swim lessons more year around.

see the B get painted

ducks unlimited, more competitions like talent shows, etc.

Lacrosse and Ice Skating.

basketball programs not basketball camp.

More things for kids to do

More family events. No alcohol. Vooksmarch its a destination family walking events.

music events

Offer facilities at the fairgrounds that could host horse sales and other larger livestock events. (this would be a significant boost to the local economy, as well)

Not sure

Ropings, rodeo, showcases, dinners, family events

Livestock shows

Bigger barn and and new gates and Panels around the in the alleyway to the barn

Bigger barn to rope in and touch up around the places like the bent Panels and gates in the alleyway into the barn

Bigger barn to rope in

Promote tourism and spotlight agriculture

Concerts

Maybe some concerts

A concert at the rodeo, winter rodeos in a new barn and use the existing barn or new barn as a sale ring and 4h horse show and the other for animal storage at fair

Family events. Hosting games nights and a dinner?

Boating, swimming, mountain biking competitions or rides more concerts and dances Playhouse / Dinner Theater

Our Heritage Park children's play area looks very dated.

Sporting events, Camps and recreational activities for children during summer

we have grandkids living with us. youth opportunities are limited and needed.

not sure

Events that handicapped people and the elderly are able to get to and feel welcomed at.

More stuff involving families

Better farmer market area. Make it more appealing and have more vendors.

A Bigger fair

I think we have a very good selection.

We need a new livestock building

Parenting classes Adult softball Child dance class

Concert

I'd like to see more places to be able to gather with friends and family. A place for indoor activities especially in the winter time

Pickleball tournaments, tennis courts for the community, swimming lessons and pool exercise classes

More kids oriented activities. Swimming pool open on weekend and more hours.

In the summer it would be nice to have summer markets

Family friendly that isnt centered around alcohol use

Outdoor music events in summer and indoor music events in winter

Bike rides, hikes, birding, & any outdoor activity.

Pond hockey tournament on Canyon Ferry

Summer Movie night (they had 1 once in the football field) Block parties

More music events

More music concerts

More car shows: Adult activities.

NONE

Skate park, walking paths more concerts or plays

Traffic control and enforcement.

Traffic enforcement

We need more things for kids to do

Thoughts: Independence Day Fireworks possible at the lake; demolition derby; arts in the park or some type of music, theatrical event in the summer

More music, more events for adults,

Community Runs, Softball League, Basketball City League

More for kids in the summer.

More running races, more publicized kids activities to get kids more involved, more winter activities. With the library only open in the afternoon, there isn't much to do with my kids during the day.

More community involvement in the Homecoming parade. Community band/orchestra. Adult soccer not on Sunday

more for bicycle enthusiasts, some dog agility sports,

More community events around the fairgrounds

More participation in the fair.

State HS Finals Rodeo, Outdoor Movie Theater

Live music, family fun days, somewhere for kids to play games or hangout. Livestock barn expansion at fairgrounds.

I think it would be FANTASTIC to expand and upgrade the 4-H building so that large, state wide events could be hosted here in Townsend.

Madi Gras, hunters feed, luaus, more 5ks, fun picnic/fair/water sports competitions by lake.

Local 5K run

More sports events for youth.

Up grade all existing recreational areas to a higher standard

Organized day hikes. A tour of old mines, etc. to explain the history of mining and how it is important to our county.

Regional pickleball tournament. Large 4th of July event.

Theater

Community Dances . Someplace besides the bars, for all ages.

Concerts

any kind of community gathering to get to know everyone

Music Festival held again

Carnival at the fair

5k fun runs,

4th of July fireworks on the lake would be nice.

Summer festivals, annual swap meet,

Walk a thon, baby sitting courses for students

Go back to the good music at fall fest, continue to add to adult sports, soccer and more year round activities for all ages

Concerts, trail hikes

It's busy enough

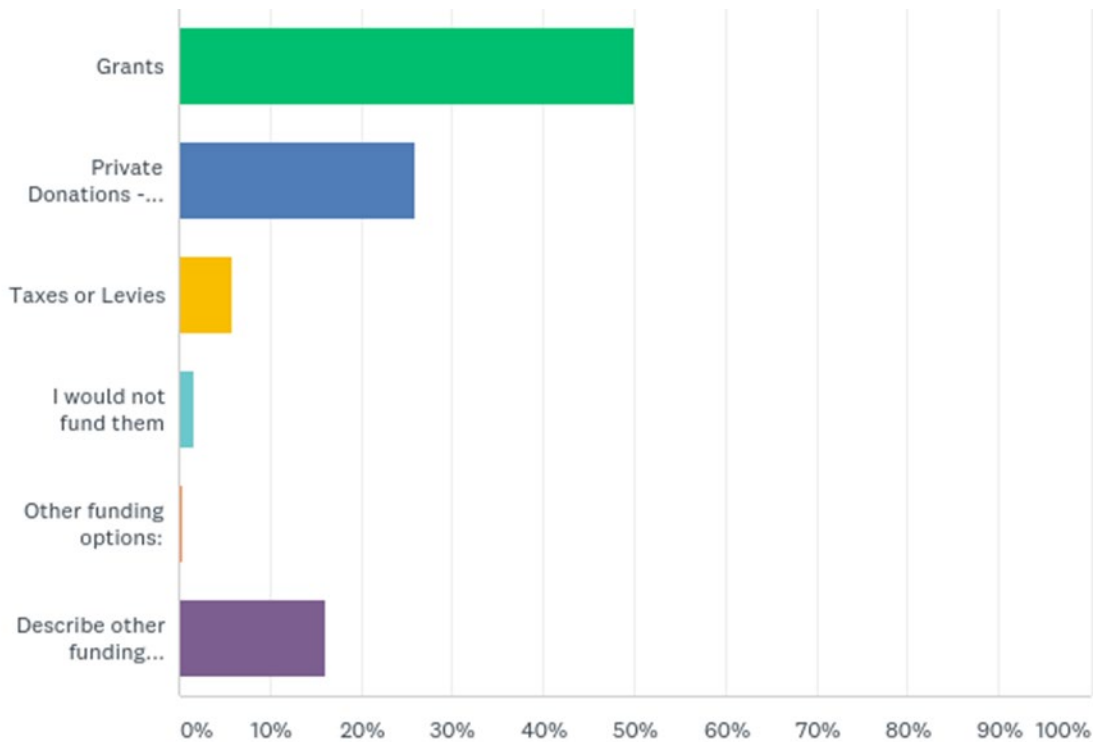
More tournaments, livestock shows, and other all inclusive participation events

Q8: Which three (3) recreational facilities are the most important to you? (Please rank them 1-3 with 1 being the most important)

Bar chart is too large to include in the summary.

	1	2	3	TOTAL	WEIGHTED AVERAGE
Athletic Fields	36.54% 19	28.85% 15	34.62% 18	52	1.98
Bicycle and Walking Paths	40.91% 36	29.55% 26	29.55% 26	88	1.89
Campgrounds	25.86% 15	36.21% 21	37.93% 22	58	2.12
Community Garden	15.79% 3	36.84% 7	47.37% 9	19	2.32
Dog Park	18.18% 6	45.45% 15	36.36% 12	33	2.18
Events Center - Multipurpose Building	33.03% 36	42.20% 46	24.77% 27	109	1.92
Fairgrounds	40.40% 40	33.33% 33	26.26% 26	99	1.86
Fishing Accesses	40.00% 18	28.89% 13	31.11% 14	45	1.91
Golf Course	50.00% 13	23.08% 6	26.92% 7	26	1.77
Horseback Riding Facilities	35.48% 11	25.81% 8	38.71% 12	31	2.03
Ice Skating Rink	15.00% 3	50.00% 10	35.00% 7	20	2.20
Mapping and Signage for Recreation Facilities	25.00% 8	15.63% 5	59.38% 19	32	2.34
Playgrounds	38.10% 16	26.19% 11	35.71% 15	42	1.98
Skate Park	30.77% 8	30.77% 8	38.46% 10	26	2.08
Shooting Ranges	17.65% 6	47.06% 16	35.29% 12	34	2.18
Swimming Facilities	29.63% 24	35.80% 29	34.57% 28	81	2.05
Other Facilities	51.52% 17	12.12% 4	36.36% 12	33	1.85

Q9: How would you fund the development or expansion of recreational facilities?



ANSWER CHOICES	RESPONSES	
Grants	50.00%	145
Private Donations - Fundraisers	25.86%	75
Taxes or Levies	5.86%	17
I would not fund them	1.72%	5
Other funding options:	0.34%	1
Describe other funding options:	16.21%	47
TOTAL		290

- Use grants and private donations, with a non-profit foundation to manage the expenditures and projects. We are already taxed enough and the county has proven that they are unable to spend wisely or properly allocate funds without conflicts of interest or outright fraud.
- combination of grants, fundraisers, and taxes
- This is a terribly structured question. Allowing only one answer creates a tremendous bias especially against taxes. A large facility in Broadwater county will probably require all of these options be available and used to be successful
- I think a combination of campaigning and fundraising would be the wisest means for doing this. This community is big on supporting good causes. If we offer facilities that the majority of people will

benefit from, then I think that people would all contribute in ways that they are able and maybe surrounding communities would also come to support the efforts of development and fundraising. Do things that motivate tourism and accommodate residents. We need a hotel that is off the highway and nice to attract tourists to stay when they're on long road trips to larger towns that are still an hour away. Townsend is in a perfect location distance wise to benefit from over-nighters. More sit-down restaurants, hotels, and recreational facilities would help the community thrive while not necessarily forcing it to grow larger, and it would offer jobs for residents so that they don't have to commute out of town to try and thrive. So many people have to go out of town to work and they can't support their way of life on their paychecks because they're not able to make enough at the jobs that they can find between Three Forks and Helena.

- Recreational fee assessed to subdivision process.
- All of the above except the "I would not fund them option"
- We can just do it ourselves for free. Brings the community together to work as a whole and can build a sense of pride for us all.
- A combination of grants and fundraisers
- Do a combo of things noted above.
- Grants if available, and Fundraisers/Private donations
- combination of all - no one source can do it all.
- focus on federal grants and have patience. A few years ago I would have chosen increased taxes, but poor decisions with hospital and solid waste and increased county obligations beyond our means.
- I would research grants for all facilities, depending on which facilities are chosen, tax or levies may be appropriate. Fundraisers are fun and make good money.
- It should be a combination of grants and private donations. With all of the new home construction and development in the south end of the county, it may be possible to add an additional recreation fee to those projects.
- I think we will need a combination of private donations and grants. Coops could be formed to accomplish certain venues.
- A combination of grants, private donations- fund raisers AND taxes and levies.
- Combo of all
- Grant's and donations...privately owned
- Grants, Private Donations/Fundraisers & Taxes or Levies - YMCA for swimming athletic facility??
- I would think a combination of the above.
- Grants and taxes. Seriously, our property taxes here are not that high. But then you get what you pay for and low taxes mean less services and amenities.
- Grants and also private donations
- Selling stuff like food or clothes and the money you get you put it into the fundraiser
- Fundraisers, grants, private donations. Get the community involved as much as possible so they feel ownership. Taxing an already "depressed" population would make things worse and fuel resentment.
- Show grants and private/public partnership money match to equal money levied.
- Combination of Grants & Private Donations/Fundraisers.
- Multiple options including Grants and private fundraising with county and city support
- A combination of grants and fundraisers.
- It should be a combination of grants, donations and taxes/levies. I understand the reluctance for new taxes or levies within the community hence why I believe there needs to be multiple funding sources. Additionally, the community would need to be convinced of the benefits to all.
- Plus out of county use fees
- A combination of all above.
- It should be a combination of grants and private donations. A tax or levy might be an option but too frequently city or county administrators end up using the money for other purposes than the original intent. If there is any PILT money that would be a good use of the money.
- I would use all of the above. Grants, Taxes, Fundraisers, Private donations.

- Tickets
- A combination of the above
- Grants AND Private Donations/Fundraisers
- Grants and fund raisers and volunteer work
- I think this could be funded through grants and private donations both.
- Broadwater recreation fund.... It's not just for gun clubs.....
- Use all you can!
- Fund with various sources. Grants, taxes, donations, PILT money, etc.
- I think a combination of grants, donations and fundraisers would provide quite a bit of capital to be able to expand on what we already have in place.
- AND PRIVATE DONATIONS
- Bring in fair rides, use profits to pay for livestock building.
- I think to be realistic it may take several funding sources that may include grants, local organizations, private donations and fundraisers. I don't think tax levies are realistic based on the dynamics of our community and the agricultural base.
- All of the above.

Q10 If you would like to be kept informed about this process, please provide us with your email address.

Answered: 111 Skipped: 182

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APPENDIX F

Summary of Public Meeting Comments

APPENDIX F-1

4H Rodeo Club Fair Board Meeting Minutes
07-30-2019

4H/Rodeo Club/Fair Board Meeting, July 30, 2019

Thank you all for attending the meeting last night, and I really appreciate the honesty and input that was received. To recap, we discussed the following items:

- Contact Information – most of you filled out the sign-in sheet that I provided and/or updated your information. If I have any of the email addresses incorrect, please let me know.
- Postcards – We will be placing 4 boxes with postcards out in the indoor arena, the commercial building, the beer garden (different color postcards will be placed here so we can tell them apart), and the concession stand.
 - One new question will be added to the post card “Is the fairgrounds in the right location or should it be moved to another location within Broadwater County”
- Existing Buildings & Uses – Lisa Larson will provide a list of the events that have been held at the fairgrounds for the last 3 years. We also got input that the 4H building gets used 6-7 times per month during the winter and 10+ times per month during the winter. There are at least 10 ropings during the year, and the Boy Scouts use the fairgrounds for a week every other year. I also received feedback from Mike Koehnke this morning that the DES has a backup generator, 1000-gallon propane tank, DSL line, two-way antenna, and cell booster installed at the facility. During an extended power outage in the Townsend area during cold weather, we would set up a Red Cross shelter site at the 4-H Exhibit Building. In addition, the Forest Service/DNRC often leases the site for an Incident Management Team (IMT) fire camp whenever there is a wildfire in the area. It sounds like the fairgrounds may be used nearly every day during good weather (arena, etc.) by residents and non-residents of Broadwater County.
- Future Uses & Expansion Opportunities – I explained that the City of Townsend sent an email letting us know that they would be open to discussion of the expansion of the fairgrounds to their property located immediately east of the existing fairgrounds. The results of the community survey that was put out by the Broadwater County Recreation Board indicated that the community would like to see improvements to the fairgrounds and that they would like to have a community center. The need for a community center to house a 500-person event was estimated by using the current membership of the Rod & Gun Club which is currently around 450 members. Jason explained that the Fairgrounds Master Plan started with his request to the Trust Board for a new sale barn. The following items or areas of concern were expressed for future use and expansion
 - Concern was expressed over trying to create multi-use facilities where they may not make sense (one building can't fit all of the needs)
 - The airport is planning an expansion of their hangar facilities which may cut down the size of the existing pasture north of the fairgrounds
 - There is an existing ag lease for the City property east of the fairgrounds that will need to be looked at. Any proposed facility expansion on this property needs to be run by the City of Townsend and the ag lessee.
 - There is an existing 50-ac pasture on Canton Lane that may be used.

- The Rodeo club lease with the County has certain terms and conditions that need to be considered.
- The Rodeo club indicated that the proposed Master Plan needs to ensure that Agriculture is promoted and honored.
- The Rodeo club has a lot invested in the fairgrounds, they continue to maintain the facility, and reinvest all of the profits that they earn back into the facility.
- The Rodeo club has several wish list items
 - A cover over the smaller grandstands to the north,
 - A cover over the front of the larger grandstands next to the arena, and
 - Potential improvements to the roping arena.
- Jason and the 4H Club would still like a new sale barn.

Again, I really appreciate the good conversation last night. If any of you have questions, see anything that I missed, or have additional comments regarding last night's meeting please do not hesitate to contact me or email. Once I have collected the postcards from the fair on Saturday evening, I will go through and get all of that information presented into a useable form to send out to this group, hopefully next week. Lisa also thought she could get me the information on existing facility uses next week which I will also forward on to you. I would like to schedule our first public meeting around the middle of September, and will be trying to get around to all of the individual user groups of the fairgrounds facility prior to that time. More information to come. In the meantime, don't hesitate to contact me.

APPENDIX F-2

Broadwater County Fairgrounds Master
Plan Public Input Session Notes
09-26-2019

Broadwater County Fairgrounds Master Plan

Public Meeting, Input Session

September 26th, 2019 @ 6 pm

4H Building

Takeaways from the public meeting last night:

- Rodeo club will need more space for pasture when the Airport starts to build on the northern portion of the existing pasture area on their property. Could possibly use the area directly across from the existing pasture to the east.
- New community center needs to be modular and expandable. Initial thought was a need to house approximately 500 people, but it looks like starting out with a capacity of approximately 300 with the ability to add on to the building if needed would be adequate for now.
- Possibly look at making the new community center larger, and make it a multi-use facility. Could use it for the new sale barn and other uses. Would need to be close to the existing fairgrounds facilities (maybe just across the primary access road).
- Wastewater system is a definite need. Look at the possibility of putting in a sewer line along the proposed new multi-use pathway to hook into the City of Townsend wastewater system.
- Is there a need to have the Commercial building in that location? Only have approximately \$10,000 in materials into the building. It could be moved and reconstructed.
- 4H building could be expanded south as the kitchen and bathroom area are newer than the large room.
- A new sale barn is needed at the 4H sale is outgrowing the indoor arena. People were standing outside during the 4H sale this year at the Fair, as there was not enough room.
- If a community center is added to the City property just east of the Fairgrounds, another access would be needed on Highway 284.
- Can the small rectangle of land owned by Broadwater County north of the Fairgrounds and just east of the airport be included or used to trade for other land?

APPENDIX F-3

Broadwater County Fairgrounds Master
Plan Public Review Meeting Minutes
12-10-2019

Broadwater County Fairgrounds Master Plan
Public Review Meeting Minutes
December 10, 2019

Attendance: Al & Cindy Christopherson, Darrel Folkvord, Allison Kosto, Kim Kondelik, John & Missy Rauser, Wynn Meehan, Adam Six, Josie Reynolds, Vince & Denise Thompson, Tyler Thompson, Jim Thompson, Tim Pool & Shawn Higley

Quick overview of the Master Plan intent, goals and scope of work.

Schedule – WWC explained that the schedule had been extended to the 3rd week in January due to Holiday scheduling conflicts

Improvements – WWC explained that the list of improvements developed from interviews, previous public input meeting, postcards and the online survey

Prioritization – WWC explained the process of the ranking and prioritization of projects. Seven stakeholder group committee members were selected to participate in the ranking of projects.

These seven members included:

- **Darrel Folkvord – Broadwater County Commission**
- **Christina Hartmann – City of Townsend**
- **Steve McCullough – Broadwater Trust Board**
- **John Rauser – Broadwater County Fair Board**
- **Wynn Meehan – Rodeo Club**
- **Allison Kosto – 4H Club**
- **Adam Six – Broadwater Recreation Board**

Each of the members ranked every project from 1 to 5 with 1 being the lowest and 5 being the highest. The seven scores for each project were averaged to determine the overall weighted ranking score. A total of 51 projects were ranked, and only those that ranked at 2.5 or higher were considered for further consideration (cost and evaluation) in the master plan. A total of 27 projects ranked above 2.5 and were considered for further evaluation.

Improvements – WWC provided an overview of some of the larger improvements that included:

- Proposed new wastewater system alternatives that included a new on-site septic/drainfield system and a new lift station/force main to tie into the City of Townsend wastewater system on Henderson Street
- Proposed 4H Building bathroom expansion that consisted of a new bathroom addition to the south of the existing building.
- Proposed new Multi-Use Building layout and locations. It was explained by WWC that both the desired new Sale Barn and Multi-Use facility ranked above 2.5 and both needed to accommodate approximately 350 people. Since the number of uses was relatively the same, it does not make sense to propose two new similar facilities. It makes sense to have one building that can accommodate both needs. Three alternative locations were proposed that included one location just south of the Indoor Arena (Option A), one location just southeast of the Indoor Arena (Option B), and one location east of the Indoor Arena just on the City property across the Airport hanger access road.
- Portable bleachers, a new pavilion and grandstand covers were also discussed.
- Proposed multi-use pathway from the Fairgrounds to the City of Townsend was proposed on the north side of Highway 12. This alignment would coincide with any future wastewater mains that would run from the Fairgrounds to the City.
- Proposed new Indoor Arena expansion on the east side of the building to add seating for spectators.
- Costs for all of the 27 projects that ranked above 2.5 were discussed and shown during the meeting.

The following decision points were discussed during the meeting:

- Proposed new Multi-Use Facility
 - The proposed new Multi-Use Facility locations A, B and C did not meet everyone's objectives. A new Site D was proposed directly east of the Indoor Arena that the group felt did meet everyone's objectives. In this location, the new Multi-Use building could be oriented such that a new breezeway could be constructed between the Indoor Arena and the new Multi-Use Facility to facilitate access during Fair week for the 4H Sale and for other events without disrupting Fair activities.
 - The breezeway could be expanded for a length to provide a dual purpose for access and spectator seating. The breezeway would not need to have a finished floor.
 - The proposed Multi-Use facility may need to be slightly wider and not as long, which would facilitate future expansion better.
 - The new Multi-Use Facility would need to have a large door (garage door) to facilitate access for larger equipment and bleacher placement.
 - In this location, it may be necessary to move the existing Airport hangar access road either to the west of the Fairgrounds through the existing parking area or further to the east along the existing edge of the pivot field.
 - It was requested to see if the Conference Room could be placed next to the larger room or the facility have a large opening from the large room to the conference room to provide additional space.
- Proposed 4H Building Improvements
 - Move bathroom expansion to the north of the 4H Building to provide additional bathrooms for Fair and other uses.
 - The existing large 14' x 16' garage door needs to be replaced with a 10'x10' insulated garage door.
 - A foyer could be built along the front of the bathrooms to facilitate access to the restrooms and to the 4H Building.
 - Propose a new doorway along the east wall of the large room in the 4H Building to facilitate access to the Commercial building (vendors during Fair week)
 - Portable bleachers to replace wooden benches in the 4H Building need to be able to hold Displays as this is the primary use of the wooden benches during Fair week.

Follow-up Action Items:

- ✓ WWC will check with the Airport Board on realignment or new access to the hangar facility.
- ✓ WWC will check with Mike Koehnke with Broadwater DES regarding size of door required for incident command activities at the 4H Building and potential new Multi-Use facility.

APPENDIX F-4

Stakeholders Meeting Minutes
01-23-2020

4H/Rodeo Club/Fair Board Meeting January 23, 2020

Attendance: Al & Cindy Christopherson, Lisa Larson, Darrel Folkvord, Steve McCullough, Kim Kondelik, Debi Randolph, John & Missy Rauser, Wynn Meehan, Doug Breker, Adam Six, Josie Reynolds, Vince & Denise Thompson, Tyler Thompson, Jim Thompson, Keith Hartmann, Christina Hartmann, Josie Reynolds, Diane Brown, Tonya Dundas & Shawn Higley

Thank you all for attending the meeting last night. Again, I really appreciate the honesty and input that has been received throughout this project. To recap last night, we discussed the following edits to the master plan:

- Changes to Trust Board funding discussion on page 1.
- Changes to the timeline specified on page 1.
- Detail about the specifics of how the rodeo club and fair and all entities fit together and also work independently.
- Updates to pages 13 and 14 that were discussed and corrected, with the help of the rodeo and fair boards.
- Updates to the existing facilities section (year built, etc.).
- Ownership of the existing facilities.
- Order and phasing of improvements.
- Change to include no cost for 4-H Building insulation.
- Explanation of new architectural drawings for proposed new bathrooms on the north end of the 4-H Building and the new Multi-Use facility.
- Indoor Arena addition is expensive but was a priority and could be done much more cost effectively if done with local and/or volunteer work.
- Explanation of proposed road re-alignment and proposed new parking areas.
- Explanation of the wastewater flows in Table 10.
- Explanation of proposed new grazing areas due to Airport Board potentially taking back the northern portion of the grazing pasture.
- Denise Thompson really likes the 4-h building plans and new restroom.
- Explanation of the general funding identified in the funding section.
- Identified a new section called "Points for Further Consideration" that outlines questions that need to be answered prior to implementation of improvements.
- Discussion of kitchen area location and the option for adding offices to the conference room in the new Multi-Use facility.
- Changes to the 4-H information on pages 13-14.
- Consideration for solar and/or radiant floor heating in the proposed new Multi-Use facility.
- Fairgrounds potential area for sandbag filling for flood disasters?

Thank you all for attending and participating in revisions to the master plan. If any of you have questions, see anything that I missed, or have additional comments regarding the meeting last night please do not hesitate to contact me or email. As I

mentioned last night, this plan will be finalized using the redlines that we developed at the meeting as I will accept the changes, format the document, and publish. The final plan will be presented to the Commissioners on Monday, January 27. Thank you all for your help through this process!

APPENDIX G

Identified Needs Sorted by Ranking

Facility	Proposed Improvement	A	B	C	D	E	F	G	Total
Grounds	Wastewater system needs improved	5	3	4	5	5	4	5	4.48
4H Building	Bathroom improvements to serve more than one person at a time	4	4	4	5	4	5	5	4.43
4H Building	Improved Insulation	2	4	5	5	4	5	5	4.29
4H Building	Rodent Control	4	4	5	3	5	4	4	4.14
Public Restrooms	ADA improvements & Upgrades	5	2	5	4	3	5	5	4.14
4H Building	Electrical upgrades	5	3	3	5	5	5	2	4.05
New Sale Barn/Multi-Use Building	Hold up to 350 people	5	2	5	3	4	3	5	3.86
4H Building	New Insulated overhead door	2	4	5	5	3	4	4	3.81
4H Building	Heating improvements	2	4	5	4	4	3	4	3.71
4H Building	New Folding Bleachers to replace old wooden benches	3	3	3	4	5	5	3	3.71
Indoor Arena	Electrical upgrades	2	3	4	4	5	5	2	3.57
Grounds	Pavilion/stage for concrete pad next to commercial building.	2	3	3	2	5	5	4	3.38
Grandstands	Cover over the front of the larger grandstands next to the Arena	1	4	2	3	5	3	4	3.14
New Sale Barn	New Sale Barn -- finished/heated building for 4H Sale	1	2	5	3	4	3	4	3.14
4H Building	Kitchen expansion & refrigeration improvements	1	3	2	3	4	4	5	3.14
Grounds	Preservation of existing field immediately north of the fairgrounds is necessary for temporary cattle storage	2	5	3	1	3	5	3	3.10
Grounds	More Parking	2	3	2	3	3	4	5	3.10
Grandstands	Cover over the smaller grandstands to the North	1	4	3	3	3	4	3	3.05
4H Building	Acoustics improvements	2	3	4	4	5	1	2	2.95
New Multi-Use Facility	New Multi-Use facility to hold banquets and fundraisers for up to 300+ people	5	2	1	3	2	2	5	2.86
4H Building	Expansion of 4H Building to accommodate larger events. Possible tee-in with commercial building?	1	1	2	4	4	3	4	2.76
Public Restrooms	Additional Public Restroom locations	5	1	2	3	1	3	4	2.76
Indoor Arena	Addition of Spectator seating (addition to east side of arena)	5	1	3	2	4	1	3	2.71
4H Building	More outlets on outside of building	5	2	1	4	4	1	2	2.71
Recreation	Multi-use pathway from town to the Fairgrounds	5	2	3	2	2	1	4	2.67
4H Building	Paint and Seal concrete floor	2	4	2	3	4	2	2	2.67
Indoor Arena	Add large overhead fans	1	2	3	1	4	4	3	2.57
Grandstands	Upgrade Grandstands	1	1	1	2	3	5	3	2.33
Grounds	Plant some evergreen and other trees for shade.	2	1	3	3	3	1	3	2.33
4H Building	Rebuild open covered area on east side of building	3	1	1	3	5	1	2	2.33
Grounds	Electricity to existing onsite water well tied to generator.	2	2	2	3	3	3	1	2.29

Facility	Proposed Improvement	A	B	C	D	E	F	G	Total
Indoor Arena	Surface of the indoor arena is difficult to manage and maintain. Gets very dusty inside. New surface that has less dust and is versatile.	1	1	2	2	3	3	3	2.19
Grounds	Fire Protection for entire facility	1	2	1	3	3	3	2	2.10
Grounds	More water spigots throughout the Fairgrounds.	2	2	3	2	2	2	2	2.10
Indoor Arena	Larger indoor arena big enough for indoor barrel racing and roping.	1	2	1	2	3	1	4	2.05
4H Building	Fold-up Stage for Events	1	3	2	2	3	1	2	2.05
Grounds	RV spaces with water/sewer/electric Hookups	1	1	4	1	1	2	4	2.00
Grounds	Utilize additional City/County space to increase the size of the useable area.	1	2	2	3	2	1	3	2.00
Indoor Arena	Add water misters for animals	1	1	3	1	4	1	3	1.95
Outdoor Arena	More sand in the outdoor arena	1	2	1	2	2	2	3	1.90
Indoor Arena	Improvement to the existing Sound system in the indoor arena	1	1	1	2	3	2	3	1.86
Grounds	Tie the Commercial Building to the existing generator.	1	1	1	4	3	1	2	1.86
Outdoor Arena	Expand size and reconfigure roping pens for calves	1	1	1	2	2	4	2	1.86
Horse Stalls	Would like to have a washing rack for horses near the stalls.	1	2	1	2	2	2	3	1.81
Outdoor Arena	Need more pens at the chute end and at the other end for cattle	1	1	1	2	2	3	3	1.81
Horse Stalls	New Horse Stalls that are built with biosecurity provisions (up to 60 with ability to expand)	1	2	2	2	2	1	2	1.76
Grandstands	Rebuild Grandstands	1	1	1	1	3	1	4	1.67
Grounds	Underground irrigation system to replace the wheel lines. (Concern over traffic damaging sprinkler heads)	2	1	2	1	1	1	3	1.62
Grounds	More snow removal in winter	1	1	2	1	3	1	2	1.52
Public Restrooms	Showers added to public restrooms	0	1	2	2	1	2	2	1.48
Grounds	Paved interior roads	1	0	1	2	2	1	1	1.19

These are a series of

Question

Y/N

Total

1	Should new horse stalls be attached to the indoor arena?	N	N	N	N	N	N	N	N
2	Should a new Sale Barn be tied to or built within the new Multi-Use Facility?	N	Y	N	N	Y	Y	N	N
3	Should a new Multi-Use Facility have partitions to be able to hold multiple events?	N	N	Y	N	Y	Y	Y	Y
4	Should a new Multi-Use Facility be built immediately south of the Indoor Arena?	Y	N	N	N	Y	N	Y	N
5	Should a new Multi-Use Facility be built east of the existing Fairgrounds on City property?	N	Y	Y	N	N		Y	Tie

APPENDIX H

On-Site Wastewater System Size & Dosing Calculations

Fairgrounds Drainfield Loading Rate Multi-Use Public System

Texture	Perc Rate (min/in)	Load Rate (gpd/sqft)
Gravelly Sand or very coarse sands	<3	0.80
Loamy sand, coarse sand	3 - <6	0.80
Medium sand, sandy loam	6 - <10	0.60
Fine sandy loam, loam, silt loam	10 - <16	0.50
Very fine sand, sandy clay loam	16 - <31	0.40
Clay loam, silty clay loam	31 - <51	0.30
Sandy clay, clay, or silty clay	51 - <121	0.20
Clays, silts, silty clays (EVTA BED)	=>121	0.15
Clays or silts, (NO EVTA)	=>122	NP

Estimate based on web soil survey

**Note: Data taken from Table 8-1, DEQ Circular 4*

Input Cells
Calculated Cells

Leachfield Loading Rate: **0.40**

DEQ Circular 4, Section 3.1.2.B:

Rodeo Attendance

People Served (average day) 5 People
 People Served (max day) 1,500 People
 Flow Per Capita 5 gpd

Banquet Attendance

People Served (average day) 5 People
 People Served (max day) 500 People
 Flow Per Capita 10 gpd

	Rodeo	Banquet	Days Per Week
Average Day	25	50	6
Max Day	7,500	5,000	1

Weekly Wastewater Flow 12,950
 Max Day Wastewater Flow 7,500 gpd Rodeo Day
 Average Daily Wastewater Flow 1,850 gpd Dosed evenly throughout the week
 Leach Field Area w/o reduction 4,625 sf **Must be Pressure Dosed!**

Level II System? No
 ESM System? No
 25% Reduction for Level II N/A
 Use of Chambers? Yes
 Pressure Dosed? Yes
 25% Reduction for Chambers 3,469 sf Leach field area required after reduction

Drainfield Geometry:

Number of Trenches:	12
Drainfield Configuration:	2

Septic Tank Size:

18,750	gallons
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Dose Tank Size:

7,500	gallons
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Recommendations:

Leach Field Area Required:	3,469	sf
Leach Field Replacement Area:	4,625	sf
Total Drainfield Width:	40	ft
Total Drainfield Length:	192	ft
Length of Each Trench:	96	ft
Total Length of Trenches:	1156	ft
Distance Between Trenches:	4	ft
Width of Trenches:	3	ft

Must be Pressure Dosed!

Replacement Area:

	Length	x	Width	
Option 1	192	x	54	ft
Option 2	200	x	51	ft