

M I N U T E S  
Washington County Fair Board

Minutes of a regular meeting of the Washington County Fair Board held April 1, 1981, in the Fairgrounds office beginning at 4:45 p.m.

ATTENDANCE

Fair Board

Jerry Boyer  
Charles Colegrove  
Agnes DeLashmutt  
Jerry Pflug  
Mike Swan

Director & Staff

Adeline Hesse  
Valerie Bentley

Guests

Chuck Wade, City of Hillsboro  
Bruce Warner, City of Hillsboro  
Ernie Bennett, Booster & Volunteer  
Debbie Spencer, Queen Rodeo Court  
Diane Brown, Princess Rodeo Court  
Celeste Peachy, Princess Rodeo Court  
Judy Brooks, Chaperon  
Ann Spencer

STORM  
SEWER

Charles Wade and Bruce Warner, City of Hillsboro engineers, attended the meeting to discuss the city's requested easement for a storm sewer along Cornell Road. The Fair Board reviewed Mr. Wade's letter which answered the Board's questions from the March 4 meeting. Mr. Wade presented a revised map of the storm sewer line. The map shows the current water and gas lines, the proposed storm sewer, suggested easement, realignment of Cornell Road, and an additional right-of-way for sidewalks when Cornell is realigned. The total easement for the fairgrounds property will be 65 feet.

Jerry Pflug asked if the \$1 per lineal foot payment for the easement is negotiable. Mr. Warner informed the Board that \$1 per lineal foot is standard payment, and the city would prefer to add other benefits than to raise the standard payment. Mr. Warner would need approval from the City Finance Committee and City Council before he could raise the standard payment. Mr. Warner pointed out the fairgrounds would reap several benefits from the storm sewer.

There will be manholes approximately every 400 to 500 feet. The line will be 16-18 feet underground. The slight fall of the fairgrounds will not adversely affect hooking into the system. The fairgrounds can hook into the line with no cost. It will take approximately 2 weeks to complete the fairgrounds section of the line.

The Board asked if the city would continue to not charge the fairgrounds for water. Warner said the city would prefer not to have a continuing commitment. Chairman Boyer does not think \$2 per lineal foot is unreasonable payment considering the value of the land. The proposed Fairgrounds Commercial Zone requires setback along a public street to be a minimum of 25 feet. The contractor will replace any lost trees with 5 foot nursery stock.

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY MIKE SWAN TO ACCEPT THE CITY OF HILLSBORO EASEMENT INCLUDING \$2 PER LINEAL FOOT, REPLACEMENT OF TREES WITH NURSERY STOCK, STAY WITHIN 65 FEET OF ROAD, NO PAVING RESTRICTIONS, DAMAGED DRAIN TILES TO BE REPAIRED, MAINTENANCE FOR SETTling FOR 1 YEAR, WORK TO BEGIN AFTER COUNTY FAIR, AUGUST 11-15.

Charles Colegrove, Jerry Pflug, Mike Swan voting yes; Agnes DeLashmutt abstaining. MOTION CARRIED.

Wade and Warner will redesign the storm sewer line and rewrite the easement to meet the Fair Board's requirements. Warner will check into the \$2 per foot payment and report back to the Board.

Chairman Boyer thanked Mr. Wade and Mr. Warner for attending.

**EQUIPMENT** Ernie Bennett, Booster member and maintenance volunteer, shared with the Board his concern that the equipment is abused by unqualified people and then the Board has to pay repair bills. Hesse pointed out with no maintenance man available to renters, there isn't always a qualified person available to operate equipment. The Board and management realize this is not a new problem. The only solution may be to lock up all the equipment after regular work hours.

Hesse reported that Mr. Bennett has been a lifesaver coming to work while Mike Scott has been sick. CETA employee Doug Rardon will be leaving the fairgrounds April 30 due to CETA cut-backs. The outdoor crew has consisted of a Cuban couple on CETA work experience, two Green Thumb employees, and several young men from the Corrections program. With no maintenance supervisor, Hesse has been running in and out of the office trying to get her work done and to coordinate the outdoor crew. Hesse feels she can't ask Mr. Bennett to volunteer any extra time. Mr Bennett said he enjoys helping out. The Board thanked Mr. Bennett for sharing his concerns and for all his help with fairgrounds maintenance.

**CONSENT AGENDA** MOTION: MOVED BY MIKE SWAN, SECONDED BY CHARLES COLEGROVE TO APPROVE THE MARCH 4, 1981, MINUTES; THE BILLS AS SUBMITTED; AND THE FINANCIAL RECAP FOR FEBRUARY 1981. MOTION CARRIED.

2887 Wash Co Central Serv	21.77	2900 General Telephone	118.44
2888 J. Thayer	17.08	2901 Copeland Lumber	105.95
2889 Maverick Surplus Bldg	160.00	2902 Finance & Adm.	8.95
2890 Pool-Gardner	37.92	2903 Precision Dynamics	119.85
2891 Irelands	53.72	2904 Fox Valley Marking	53.50
2892 Hillsboro Implement	51.13	2905 Moments in Time	30.00
2893 Christy's Deli	13.65	2906 Finance & Adm.	4,143.51
2894 Petty Cash	22.28	2907 PGE	55.56
2895 Void		2908 NW Natural Gas	189.27
2896 T Bird Home Centers	8.04	2909 Joan Erwert	200.00
2897 City of Hillsboro	300.00	2910 Postmaster	15.00
2898 Christy's Deli	5.85	2911 Judy Brooks	521.57
2899 Mike Scott	14.40	2912 Coast to Coast	64.00

**EXPO ACCOUNT** The Board reviewed letters from County Counsel and an affidavit and agreement signed by Almira Dickens, Treasurer of the Cascade Arabian Horse Club, allowing release of monies to the horse club which they donated for construction of an "Expo Center Building."

MOTION: MOVED BY AGNES DELASHMUTT, SECONDED BY JERRY PFLUG TO TRANSFER \$6,578.74 OUT OF THE FAIR BOARD'S EXPO ACCOUNT TO THE GENERAL FUND ACCOUNT IN ORDER TO RETURN \$6,578.74 TO THE CASCADE ARABIAN HORSE CLUB PER COUNTY COUNSEL INSTRUCTIONS IN THE MARCH 6, 1981, MEMO. MOTION CARRIED.

Chairman Boyer signed both the agreement and affidavit. Hesse will issue a check to the club. She reported County Counsel is researching whether or not interest on the above monies is also payable to the club.

M.E. ROOF Board reviewed letter to County Counsel from Daniel McCabe, attorney for Bean & Duyck Roofing, Inc. County Counsel will be filing a complaint against Bean & Duyck soon.

EXTENSION  
HOMEMAKERS The Board reviewed a letter from the Washington County Extension Homemakers Advisory Committee. The Committee is questioning the increase in 1981 commercial exhibitor rental rates. The Board also reviewed Director Hesse's reply explaining the expense of running a county fair and pointing out the Fair Board's support of the 4-H program. The Board commended Hesse on her reply.

GROVE  
LOGGER Hesse has visited this week with Jerry Keenan, Owner of Grove Logger Supply. At the 1980 Fair the booth space assigned to Grove Logger was mismeasured, and they had to be relocated. The new location was not suitable for his product. Hesse issued Grove Logger a refund check, which they have not cashed. Mr. Keenan has turned the check over to his attorney and is considering litigation. Hesse contacted Keenan concerning the uncashed check and booth space for the 1981 fair. Keenan would like the Fair Board to provide him with a free booth, and he would buy one booth for 1981. This arrangement would please Keenan.

Hesse noted the tractor purchased from Grove Logger has had constant problems. Mr. Keenan says the problems are not covered under warranty because the ash from Mt. St. Helens is the cause. One of the problem areas may be sealed bearings. How could the ash have gotten into sealed bearings?

Hesse feels there is not much that Keenan could do legally about the 1980 misunderstanding, but politically he could be a perpetual problem for the fair's public relations. Hesse is interested in saving the relationship with Grove Logger Supply.

The Board directed Hesse to talk to Keenan again and get a better feel for the situation. Pflug suggested giving Keenan one booth free if he buys an adjoining booth, or giving him one booth only for 1/2 price. Swan did not agree.

The Board agreed that Keenan could be a public relations problem, and directed Hesse to take care of the situation as necessary considering the Board's recommendations.

WILLIE  
NELSON  
SHOW Hesse talked with Verl Wheeler, Manager, KB101 & KYTE, March 27. He was interested in renting the fairgrounds on July 26 to hold a Willie Nelson concert. During the Fair Board meeting, Mr. Wheeler called; he doesn't feel the fairgrounds will be a feasible location.

BOOSTERS Chairman Boyer read a letter from the Boosters concerning Don McCoun's, KUIK, decision to exclude them from the beer concession during the Bluegrass Festival in July. The concession has been one of the Boosters chief money making projects.

The Board realized they cannot require McCoun to use the Boosters and that McCoun is only looking after his own interests. The Board also realizes the Boosters took over the project when no one else wanted to do it and that they depend on the project.

The Board directed Hesse to draft a letter to McCoun stating the history of the beer garden and encouraging him to give the Boosters an opportunity to work with him. Letter will be signed by Chairman Boyer and a copy to the Boosters.

**BEAVER STATE CORP** The Board noted a letter from Jerry Marsh, President of Beaver State Corporation, donating the drawings for the proposed livestock barn.

**RENTAL RATES** The Board reviewed a draft of the new rental rates schedule. The schedule explains the facilities and fees for use of facilities. Swan suggested indicating that the sheep, hog, beef and dairy barns are "self-clean" to the center aisle. Hesse noted the monthly stall rental of \$30 is the same as Clackamas County. There are 13 stalls total, but 5 of them are fairly damp.

Colegrove suggested charging a move-in/move-out fee. Hesse reported such a fee was unworkable and restrictive. Hesse usually waives such a fee to encourage fairgrounds use.

The Board suggested rewording the rates for the carnival and picnic areas to read \$1 each for the first 500, 50¢ each over 500; and \$1 each for the first 50, 50¢ each over 50 respectively.

Hesse noted there is a separate section for accessories. Also noted that when a percentage is due from the gate, it will be from gate net. A percentage from gate gross is prohibitive.

Hesse reported the City of Hillsboro will begin charging the fairgrounds for water. According to the Public Utility Commissioner the city is required to charge for water. Director Hesse had checked on the possibility of exchanging the fairgrounds water for the storm sewer easement the City of Hillsboro is requesting.

Hesse felt an increase in fees reflected the increased cost of utilities and maintenance.

**MOTION: MOVED BY JERRY PFLUG, SECONDED BY AGNES DELASHMUTT TO ADOPT THE RENTAL RATES AS REVISED. MOTION CARRIED.**

**BUDGET** Hesse was directed by Finance & Administration to prepare a revised budget deleting all County support of the fairgrounds. The revised budget was to be used if the County levy failed on March 31. The Board reviewed the revised budget.

Hesse pointed out that the \$100,000 from an increase in the hotel/motel tax is not included in the budget. She was informed by Greg Hathaway, Acting County Administrator, that to implement an increase in the hotel/motel tax, the Fair Board would have to go on the ballot. The Board wondered if there would be an election fee. Hathaway said he would contact County Counsel to research the necessary procedures.

The Board agreed to actively pursue getting this issue included in an upcoming election.

**PEPSI DAY** **MOTION: MOVED BY AGNES DELASHMUTT, SECONDED BY CHARLES COLEGROVE TO PARTICIPATE IN THE PEPSI SUMMER FUN COUPON WITH \$1 OFF ADULT ADMISSION ON PEPSI DAY, THURSDAY, AUGUST 13. MOTION CARRIED.**

**RODEO CT EXPENSES** Hesse reported the 1981 Rodeo Court has over spent their budget. Seven hundred fifty dollars was budgeted for 1981. As of January 1981, \$282.31 has been spent, and Judy Brooks', chaperon for the court, current

expenses total \$1,122.33 for a total of \$1,404.64. Hesse issued a check to Mrs. Brooks for \$521.57 to cover part of the expenses.

Chairman Boyer felt the girls are spending money on unnecessary items. Hesse noted that last year the Board went to contingency for the rodeo to provide \$1,375 additional prize money. Bob Kirkland had volunteered to recruit donations for the rodeo court, but to date no donations have been received.

MOTION: MOVED BY MIKE SWAN, SECONDED BY AGNES DELASHMUTT TO PAY ONLY THE BUDGETED \$750 FOR THE RODEO COURT AND TO INFORM THE RODEO COMMITTEE THAT DONATIONS WILL BE REQUIRED TO PAY ANY EXPENSES OVER \$750. MOTION CARRIED.

COMPREHEN-  
SIVE ZONE  
CHANGE

Jerry Pflug reported on the City of Hillsboro Planning Commission meeting held March 10, 1981, at City Hall beginning at 7:30 p.m. The Fair Board is requesting a plan change from Public Facility to Commercial for 8.5 acres of the property. Pflug spoke for the Fair Board and Patricia Graham spoke on behalf of the Fairgrounds Boosters.

There was no public opposition to the plan change, but the Planning Department did suggest a Fairgrounds Commercial Zone. This zone limits the term "commercial" to uses that would compliment the fairgrounds. The uses permitted in the Fairgrounds Commercial Zone are the same as the ideas the Fair Board is considering for development, so the Board had no opposition to the Fairgrounds Commercial Zone.

The Planning Commission approved the Fair Board's request to change from Public Facility to Fairgrounds Commercial. On April 7, 1981, at City Hall, the City Council will consider a Comprehensive Plan Amendment for 8.5 acres of the fairgrounds. Hesse encouraged all Board members to attend this meeting.

INSURANCE

Director Hesse received a letter from Marge Post, Acting Director of the Department of Finance & Administration, acknowledging the County's responsibility to pay the fairgrounds insurance premium for fy 1980-81 which totals \$3,651.47. Mrs. Post also said she would contact Hesse concerning the computer program as it relates to the Fair.

Hesse replied thanking Mrs. Post for reevaluating the insurance situation.

CHAMBER OF  
COMMERCE

The Fair Board will be presenting the program for the Hillsboro Chamber of Commerce Forum on Tuesday, April 21, 1981, at the Hillsboro Elks Lodge. Director Hesse and Chairman Boyer will speak for the Board and give a slide show of the 1980 Fair. Other Board members are encouraged to attend.

WATER

Hesse reported the City will begin to meter the fairgrounds water consumption. Approximate cost will be \$1,300 annually. Fairgrounds uses about 400 gallons per month.

MULTI-  
PURPOSE  
BLDG

The Agricultural Center Committee met on March 27 at the Fairgrounds office along with guest Jane Jensen-Norman, Economic Development Coordinator, Washington County Office of Community Development. Ms. Jensen-Norman will check into funding possibilities for the project. Commissioner Lucille Warren reported her trip to Washington D.C. was successful, and she left material about the proposed center with all Oregon legislators.

**EXECUTIVE SESSION** The Fair Board adjourned to Executive Session at 6:25 p.m. Regular meeting reconvened at 6:45 p.m.

**PERSONNEL** MOTION: MOVED BY JERRY PFLUG, SECONDED BY MIKE SWAN TO PREPARE A CLASSIFIED AD FOR A FULL-TIME MAINTENANCE SUPERVISOR. MOTION CARRIED.

The Board directed Hesse to hire a temporary supervisor. Al Mohr, retired Maintenance Supervisor, may be a possibility since he is familiar with the fairgrounds. DeLashmutt suggested Cisero Smith, a gentlemen who worked at the fair last year.

MOTION: MOVED BY JERRY PFLUG, SECONDED BY AGNES DELASHMUTT DIRECTING HESSE TO CONTACT SAIF CONCERNING THE BOARD'S LEGAL OBLIGATIONS TO SCOTT. MOTION CARRIED.

**RODEO COURT**

The Rodeo Court arrived at 7 p.m. Queen Debbie Spencer, Princess Diane Brown, Princess Celeste Peachy, Judy Brooks, Chaperon, and Ann Spencer. Judy Brooks introduced the Court to the Fair Board. The girls brought along some of their accessories. The Court rode in the Gay 90's parade in Forest Grove and received first place. They also rode in the St. Patrick's Day parade. The 1980 Rodeo Court rode in 11 parades; Mrs. Brooks didn't know how many the 1981 Court would ride in. They recently applied to ride in the Portland Rose parade.

Mrs. Brooks sewed the girls outfits. The Board commended her on a job well done.

The Board discussed the possibility of having the Court open the Destruction Derby. Publicity pictures are scheduled for June and during the Fair. Mrs. Brooks passed around a photo album of the Court.

The Board thanked the Rodeo Court for coming to the meeting.

**ADJOURNMENT**

Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Valerie J. Bentley

A G E N D A

WASHINGTON COUNTY FAIR BOARD  
Regular Meeting Wednesday, April 1, 1981  
Fairgrounds Office 4:30 p.m.

1. Call to Order.
2. Public Welcome. This time is provided for members of the audience to comment on any item(s) on the agenda prior to the Boards' discussion and decision. It is respectfully requested that those addressing the Board state their name for the record.

4:45 p.m. - Charles Wade, City of Hillsboro, concerning storm sewer (correspondence enclosed).  
5:10 p.m. - Wally Crawford, regarding rental of the Arts & Crafts Building.  
5:25 p.m. - Darlene Harris, Edwards Realty, regarding sale of Sunset Farms, representing Mr. Occhiuto.  
7 p.m. - 1981 Fair & Rodeo Court. Queen Debbie Spencer, Princess Diane Brown, Princess Celeste Peachy, and Chaperon Judy Brooks.

- \*3. Minutes from March 4, 1981, meeting for approval.
- \*4. Bills for approval (enclosed).
- \*5. Financial recap for February 1981 (enclosed).

MOTION: MOVE THAT ALL CONSENT AGENDA ITEMS BE ADOPTED.

6. Correspondence: (1) Expo Account - McCabe and Sherlock letters enclosed.

MOTION: MOVE THAT THE WASHINGTON COUNTY FAIR BOARD TRANSFER \$6,578.74 OUT OF THE EXPO ACCOUNT INTO THE GENERAL ACCOUNT SO THAT A CHECK FOR \$6,578.74 CAN BE ISSUED TO CASCADE ARABIAN HORSE CLUB PER COUNTY COUNSEL INSTRUCTIONS IN THE MARCH 6, 1981, MEMO.

(2) Letter from Washington County Extension Homemaker Advisory Committee (enclosed), also Director's reply (enclosed).  
(3) Letter from Jerry Keenan, Grove Loggers Supply.  
(4) Letter from Boosters (5) Beaver State Corp. letter

7. Review of rental rates for the fairgrounds. Proposed update enclosed. Board action.
8. Proposed budget cuts if County levy fails. Board action. (Budget enclosed)
9. Pepsi Day, August 13, Summer Fun Coupon, \$1 off adult admission.

MOTION: THAT WASHINGTON COUNTY FAIR PARTICIPATE IN THE PEPSI SUMMER FUN COUPON WITH \$1 OFF ADULT ADMISSION ON PEPSI DAY, THURSDAY, AUG. 13.

10. Rodeo Court Expenses. Budget line item is \$750 for 1980-81. As of January 1981 \$282.31 has been spent. On March 19, 1981, I gave Judy Brooks \$521.57 toward the 1981 Court. Mrs. Brook's total bill is over \$1,100. (To date \$803.88 has been spent and no donations have been received.) The Fair Board in August 1980 went to the contingency fund for \$1,375 additional prize money for rodeo. Where can we find money to pay for the unexpected Rodeo Court expenses?
11. Comprehensive Zone Change hearing March 10. Report from Jerry Pflug and Charles Colegrove.
12. Final insurance correspondence from and to Marge Post (enclosed).
13. Hillsboro Chamber of Commerce Forum - Tuesday, April 21, at 11:45 a.m. Fair Board to present program.
14. The City of Hillsboro has started to meter our water consumption and will bill us. Approximate cost will be \$1,300 annually. We use on the average 155 units per month.
15. Executive Session on personnel.
16. Next Fair Board meeting will be Wednesday, May 6, 1981, at 4:30 p.m. in the Fairgrounds office.

\*\* If you are unable to attend or will be late, please call 648-1416.