

Minutes of a special meeting held at the Courthouse, August 13, 1980
beginning at 10:00 a.m.

ATTENDANCE

FAIR BOARD

Jerry Boyer
Jerry Pflug
Agnes DeLashmutt
Charles Colegrove
Mike Swan

DIRECTOR AND STAFF

Adeline Hesse
Lorrie Maki

COMMISSIONERS

Miller Duris
Virginia Dagg
Eva Killpack

GUESTS

Terri Cooke KGW-8
Lance Mushaw Journal
Harry Bodine Oregonian
Margaret Spang The Times
Don Roberts Hillsboro Argus
Lucille Warren

COUNTY STAFF

Bruce Thompson
Ed Warmoth
Daniel Potter
Rita Bright
Larry Frazer

DISCUSSION

The Commissioners were updated on the present status of the Fair Board's ideas for fairground improvement revenue.

Dagg commented the fairgrounds is a valuable piece of property; one of the biggest assets located in the center of the county; to lose it would be a great loss; development should be done in a whole package. She questioned whether the fairgrounds should be moved or sold.

Boyer answered the fairgrounds should remain where it is. The importance and value is that it is a greenway, not a concrete jungle. The commercial lease development would use only a small portion complementary to surrounding area development and answering the needs of the community now as well as future needs.

Colegrove added the development will also compliment the fairgrounds.

Hesse felt the self-sufficiency for the fairgrounds has been a goal for many years. With the 8.5 acres it would be possible to capitalize and utilize a small area for revenue thereby providing funds for further improvement of the fairgrounds for year around use.

Killpack asked to see maps for visual understanding.

Pflug commented presently about 200 days of off season usage points out the need for better facilities. States the county fairgrounds are averaging 35 acres with many needing more space for parking as use grows.

Dagg asked if Washington County fairgrounds could get by with less overall acreage as taxpayers at this point are not getting their moneys worth.

Pflug stated if development of a agricultural/educational/recreational center is to become a reality, the present fairgrounds acreage will have to be maintained.

Boyer cited the Fair is only a 5 day affair - the Fair Board is looking at a year around use facility with parking for 3,000 to 6,000 cars

Dagg would like to see the entire county benefited and wondered if the fairgrounds were moved perhaps a newer facility developed without a piecemeal approach might be a better way to go.

Hesse felt moving the fairgrounds would not be good public relations. A tremendous community interest is invested in the present site with donations too many to number. The County fairgrounds site was donated to the County by a concerned group of citizens for posterity and safe keeping.

Boyer added even selling the fairgrounds property for a top dollar would not create enough revenue to replace present facilities. Then consider the utilities, environmental impact statements, city and county plan, zone and site changes. It would be 5 - 10 years before construction could begin. The County fairgrounds remaining where it is can only enhance the community of Washington County.

Dagg questioned the availability of an overall master plan.

Killpack asked for specifics of size of complex, revenue generated, etc.

The technical assistance report includes maps and was made available to the commissioners in late July. The fairgrounds master plan is available at the fairgrounds office.

Boyer commented the area to be developed is large enough to create a community asset as well as revenue generating improvement to the fairgrounds complex, year around.

Pflug added there is no excess property - the 8.5 acres is complementary to the interior fairgrounds complex and can provide commercial enterprise space.

Frazer, Planning Director for Washington County, felt the downtown business district is against commercial development on a grand scale on the fairgrounds and felt the community would not support it.

Dagg felt the present usage was not the best value for tax dollars.

Colegrove related several counties received timber sharing revenue as well as state merit rate dollars in excess of several million dollars. Washington County Fairgrounds has existed on \$9,800 or less for many years. Tax dollars are being used very carefully and stretched to the limit. With this development, improvements made will point out the contribution a agricultural/educational/recreational center has made on a small scale and will make to future generations on a grand scale.

Hesse said profits from the Fair were about \$26,000 and added 5 - 6 years ago it was costing that much. The fairgrounds is ready to go forward.

Duris stated he was not in favor of relocation; the property needs to be developed to its full potential and best advantage for the community. Compatibility presently exists with the ball fields, fairgrounds, multi-use building and commercial area. Duris asked what the next step is.

Boyer answered the Fair Board would like to proceed with the comprehensive map plan change.

Pflug said after that the Fair Board will need to make a presentation to the Hillsboro Planning Commission.

Duris felt the Commissioners next step then would be approval to the Fair Board to proceed.

Hesse asked if the possible in house service of land appraisal was available.

Dagg said she would look into it.

The Fair Board request for approval will be an agenda item on the Commissioner meeting in two weeks.

Meeting adjourned at 11:45 a.m.

Respectfully submitted,

Lorrie Maki