

NOTICE OF MEETING
Washington County Fair Complex Board of Directors
Wednesday, March 4, 2009, at 4:30 p.m.
Floral Building– Washington County Fair Complex
873 NE 34th Avenue, Hillsboro, OR 97124

	Matt Pihl, President	
Don McCoun, Vice-President		Herbert Hirst, Board Member
Dan Logan, Treasurer		Renee Cannon, Board Member

Standing Committees

CEO Search Committee

Matt Pihl, Board Member
Renee Cannon, Board Member
Dan Logan, Board Member
Don McCoun, Board Member

Competitive Exhibits Committee

Renee Cannon, Board Member
Dan Logan, Board Member
Matt Pihl, Board Member

Booster/Coalition Liaison

Dan Logan, Board Member

The Washington County Fair Complex Board is comprised of seven members appointed by the Board of County Commissioners. Each Fair Complex Board member is appointed for a three-year term.

The Fair Complex Board has the exclusive management of the grounds, and all other property owned, leased, used or controlled by the County and devoted to the use of the Fair Complex, and is entrusted and charged with the entire business management, and financial and other affairs of the Fair Complex.

The Fair Complex, a division of the County, produces the annual County Fair & Rodeo and manages year-round facilities rented for consumer shows, public expositions and special gathering. The Fair Complex Board meets monthly or as necessary, develops the Fair Complex's annual operating budget, and provides overall policy direction for the management of Fair Complex activities and facilities. The Fair Complex's day-to-day activities are the responsibility of the Complex Executive Director, who serves at the pleasure of the Fair Board.

In compliance with the American with Disabilities Act (ADA), this material, in alternate formats, or special accommodations for the meeting, will be made available by calling (503) 648-1416 at least 48 hours prior to this meeting

All public meetings are recorded.

Current Meeting Schedule

Unless otherwise noted, Fair Complex Board Meetings are held the first Wednesday of every month at 4:30 p.m. in the Floral Building at the Washington County Fair Complex, 873 N.E. 34th Avenue, Hillsboro, Oregon 97124.

Regular Business Meetings

Regular business meetings are the time during which the Fair Complex Board will consider the items published in their Board Agenda at the times noted above.

Generally, Board Meetings are scheduled to last no longer than two hours. At the discretion of the Board Chair, agenda items may be deferred to a later date if more discussion or consideration is required.

Quorum

To take formal action on any agenda item, at least four (4) Board members must be present. Once a quorum is established, at least a majority of these members present must vote in the affirmative to move an action or motion.

The Board can still conduct business and discuss agenda items without a quorum present. However, no formal action can take place until a quorum of the Board is in attendance.

Executive Sessions

There are times when the Fair Complex Board must discuss confidential matters such as lawsuits, real estate transactions (or other sales transactions) and labor relations matters. When the Board calls an executive session (posted on the agenda), it is done under the guidelines allowed for by Oregon State law. Each type of executive session generally fits under one of three types of State Laws that allow such closed sessions. These statutes are indicated on the agenda. Although the press is allowed to remain in the room, they are not allowed to report on executive session issues. The Board recognizes the sensitivity of conducting closed sessions and only conducts them when confidentiality is required (and allowed by law) to protect the interests of the Fair Complex, Washington County and its residents.

Once the Regular Business Meeting Begins

The Fair Complex Board's formal meetings typically include the following elements:

1. Call to Order: At the start of the Board meeting, the Chair (or Vice Chair) of the Board will call the meeting to order. All matters noticed and listed on the agenda, in any category, may be considered for action in any order at the discretion of the Board Chair. Items not so noticed may be discussed at the discretion of the Board Chair, but cannot be considered for action.

2. Oral Communications for Agenda and Non-Agenda Items (Fifteen Minute Limit): This is the time when members of the audience may step forward to address the Board on agenda and non-agenda items. This opportunity is time-limited to two (2) minutes per individual. The maximum time for Oral Communications is 15 minutes. Individuals providing written testimony are requested to provide 15 copies.

3. Consent Agenda: The items on the Consent Agenda are considered routine and will be adopted in one motion unless a Board member requests, before the vote on the motion, to have the item considered separately. If any item is removed from the Consent Agenda, the Chair will indicate when it will be discussed in the regular agenda.

4. Regular Agenda Items: Unless otherwise noted, regular agenda items will follow in the order listed on the agenda.

5. Adjournment: At the conclusion of the items on the Board's agenda, the Board Chair will formally conclude the Board's regular business.

Meeting Protocol

The Fair Complex Board welcomes public attendance and participation at its meetings. Anyone wishing to speak on an agenda or non-agenda item at a regular business meeting should feel free to do so. In doing so, the Board asks that the following guidelines be observed:

1. Please follow sign-in procedures located on the table by the entrance to the meeting room.
2. When your name is announced, please be seated at the table in front and state your full name, home address and organization represented, if any, for the record.
3. Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.
4. When more than one citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speaker's remarks will be helpful in this regard.
5. Individuals providing written testimony are requested to provide 15 copies.

AGENDA

NOTICE OF MEETING

**Washington County Fair Complex Board of Directors
Wednesday, March 4, 2009 at 4:30 p.m.
Floral Building– Washington County Fair Complex
873 NE 34th Avenue, Hillsboro, OR 97124**

Don McCoun, Vice-President	Matt Pihl, President
Dan Logan, Treasurer	Herbert Hirst, Board Member
	Renee Cannon, Board Member

Standing Committees

Executive Director Search Committee

Matt Pihl, Board Member
Renee Cannon, Board Member
Dan Logan, Board Member
Don McCoun, Board Member

Competitive Exhibits Committee

Renee Cannon, Board Member
Dan Logan, Board Member
Matt Pihl, Board Member

Booster/Coalition Liaison

Dan Logan, Board Member

A. Call to Order

B. Approval of Agenda

C. Oral Communications for Agenda and Non-Agenda Items (Fifteen Minute Limit)

This is the time when members of the audience may step forward to address the Board on agenda and non-agenda items. This opportunity is time-limited to two (2) minutes per individual. The maximum time for Oral Communications is 15 minutes. Individuals providing written testimony are requested to provide 15 copies.

D. Approval of Minutes

E. Special Reports

1. Executive Director Search Committee
2. Booster/Coalition Liaison – Dan Logan, Board Member
3. Treasurer’s Report – Dan Logan, Board Member
 - A. Financial Statements (PDF)
 - Monthly Financial Reports & Balance Sheets – January 2009 (PDF)
 - Other, if any
4. Competitive Exhibits Committee-Dan Logan, Board Member
5. 4-H Report
6. Operations Report-Staff
7. Other, if any

In compliance with the Americans with Disabilities Act (ADA), this material, in alternate formats, or special accommodations for the meeting, will be made available by calling (503) 648-1416 at least 48 hours prior to this meeting.

F. Old Business

1. Redevelopment Update: Presentation of Facility Analysis Report by Sid Scott of Scott Edwards Architecture, LLP
2. Other, if any

G. New Business

1. Other, if any

H. Announcements

1. Calendar of Events (PDF)
2. Facility Schedule for March 2009
3. Other, if any

I. Correspondence

1. Letters and Cards, if any (PDF)
2. Other, if any

J. Board Oral Communications

K. Other Matters of Information

1. Boosters Meeting Minutes – February 2009 (PDF)
2. Boosters Historical Piece (PDF)
3. Newspaper Articles (PDF)
4. Other, if any

L. Oral Communications for Agenda and Non-Agenda Items (Thirty Minute Time Limit)

This is the time when members of the audience may step forward to address the Board on agenda and non-agenda items. This opportunity is time-limited to five (5) minutes per individual. The maximum time for Oral Communications is 30 minutes. Individuals providing written testimony are requested to provide 15 copies.

M. Executive Session

In accordance with ORS 192.660 (2) (h), to consult with counsel concerning the legal rights and duties of the Board with regard to litigation or litigation likely to be filed; in accordance with ORS 192.660 (2) (e), to deliberate with persons designated by the Board to negotiate real property transactions; and/or in accordance with ORS 192.660 (2) (a), (b), (h), or (i), to discuss, review and evaluate employee-related matters. Pursuant to ORS 192.660 (3), it is Board's request that the items discussed not be disclosed by media representatives or others.

N. Adjourn

BOARD MINUTES

Minutes
Washington County Fair Complex Board
Wednesday, February 4, 2009

Convened: 4:35 pm

FAIR COMPLEX BOARD:

President Matt Pihl
Vice President Don McCoun
Treasurer Dan Logan
Board Member Renee Cannon
Board Member Herb Hirst

STAFF:

Leah Perkins-Hagele, Fair Manager
Lisa DuPre', Marketing/Events Manager

President Pihl called the meeting to order at 4:35 p.m., and asked that everyone please silence their cell phones. Pihl asked for an approval of the Agenda.

Motion by Board Member McCoun to approve the Agenda. Second by Board Member Logan. Motion carried 5-0.

President Pihl opened oral communication time for agenda and non-agenda items.

Kendall Kuedell – President of the Washington County Master Gardeners. Kuedell gave the board an update on the improvements to the garden area. Kuedell explained that the gardens will be open to the public on Saturday's due to the increase in amount of people who want to know about gardening. Kuedell requested that the Cloverleaf parking lot be opened on Saturday's. President Pihl asked Kuedell to work with staff.

Justin Ekman – Junior 4-H Horse Advisory Board President – Asked that their program be allowed 10-14 stalls in the Horse Barn during County Fair and use the warm-up arena during the Fair to do demonstrations as well as educational exhibits in the barns. Their group would also like to use the arena between events. President Pihl asked the group to work with staff.

Carolyn Ganger – Showed the board a paper bag that she got at the Clackamas County Fair. She thought it was a neat idea and would like to see something like that done for our Fair.

Pihl closed oral communications.

1. Approval of Minutes

President Pihl asked the board to review the minutes from last month since they were not included in the packet.

Motion by Board Member McCoun to accept the January minutes. Second by Board Member Logan. Motion carried 5 -0.

2. Special Reports

A. Executive Director Search Committee – Board Member McCoun gave the committee report. The committee decided that the job description from the County was good and they made a few word changes. McCoun explained that once the job description is approved by the board the County H.R. department will take over the recruitment.

Motion by Board Member Hirst to proceed with filling the Executive Director position. Second by Board Member McCoun. Motion carried 5 -0.

Board Member Cannon asked if maybe the position should be a part-time position. Discussion ensued.

President Pihl opened public comment time regarding the Executive Director search.

Debbie Van Roekle – Noted to the board that a good executive will pay for themselves.

Lyle Spiesschaert – Booster President – Over the years the question has been who this person works for. Will the Fair Board have full authority to hire, promote or fire this person. Discussion ensued. Spiesschaert suggested that the wording in item #4 be changed to “not limited to” before the word grant writing.

President Pihl closed public comment time.

Motion by Board Member Hirst to send the position hiring criteria as presented to Washington County Human Resources with the change to paragraph #4 as suggested. Second by Board Member McCoun. Motion carried 5 -0.

B. Booster Report – Board Member Logan noted that the Booster minutes are in the packet. Logan also reminded that a meeting regarding the Booster food booth and the fountain needs to be scheduled.

C. Treasurers Report – Board Member Logan asked Fair Manager Perkins to give an update.

Motion by Board Member McCoun to approve the December 2008 financial statement. Second by Board Member Hirst. Motion carried 5 -0.

C. **Competitive Exhibits Committee** – Board Member Logan reported that that this was going to be restructured. Fair Manager Perkins explained to the board that a Livestock Committee was being established.

D. **4-H Report** – Pat Willis spoke briefly about his first 60 days in his new position with 4-H and future plans.

F. **Operations Report** –Fair Manager Perkins referred to the operations report in the packet and gave a brief update.

G. **Other, if any** – None

3. **Old Business**

A. **2009-10 Proposed Budget** – President Pihl opened public comment time on the proposed budget.

Lyle Spiesschaert – Booster President – Spiesschaert stated that he was disappointed that the budget committee was not the standard number of public officials as well as matching number of the public. Spiesschaert had questions about the Michaels Corporation rental, the 50/50 split on employee salaries, the 31% increase on utilities, capitol outlay, the high cost of health insurance for the employees and doesn't think that 4-H & FFA should be charged. Discussion ensued.

President Pihl closed public comment time.

Motion by Board Member Hirst to approve the 2009-10 Fair Complex budget and proceed with moving it forward to the County. Second by Board Member Logan. Motion carried 5 -0.

B. **Other, if any** – None

4. **New Business.**

A. **Other** – None

5. **Announcements** – None.

6. **Correspondence** - None other than what was in the packet.

7. **Board Oral Communications** – None

8. **Other Matters of Information** – None other than what was in the packet.

With no further business before the Board, President Pihl adjourned the meeting at 6:00 p.m.

Leah Perkins-Hagele
Recording Secretary

Herb Hirst
Board President

SPECIAL REPORTS



Washington County

Monthly Financial Report

Washington County

Period: JAN-09 Currency: USD

Submitted: 12-FEB-09 16:46:40

Fund=200 (Fairplex), Program=981000 (Fair Complex)

Account -----	JAN-09 -----	YTD-Actual -----	Budget -----	Remaining Budget -----	% Use -----
<i>Beginning Fund Balance</i>		(945,162.00)	(830,029.00)		
Taxes					
41025 Transient lodgings tax	(108,196.65)	(373,854.05)	(680,000.00)	(306,145.95)	55.00
TOTAL	(108,196.65)	(373,854.05)	(680,000.00)	(306,145.95)	55.00
Intergovernmental revenue					
43156 Dept Agriculture Lottery Funds	0.00	(49,404.72)	(46,000.00)	3,404.72	107.40
TOTAL	0.00	(49,404.72)	(46,000.00)	3,404.72	107.40
Charges for sevicees					
44511 Camping Fees	0.00	(4,050.00)	(4,000.00)	50.00	101.30
44512 Truck Pull Revenue	0.00	(22,005.00)	(17,500.00)	4,505.00	125.70
44513 Demo Derby Revenue	0.00	(26,481.00)	(38,700.00)	(12,219.00)	68.40
44514 Commercial Booth Rentals	0.00	(94,850.00)	(86,500.00)	8,350.00	109.70
44515 Parking Fees	(1,320.00)	(103,700.21)	(109,000.00)	(5,299.79)	95.10
44516 Admission Fees	0.00	(133,339.47)	(130,000.00)	3,339.47	102.60
44517 Sponsorship Fees	0.00	(70,600.00)	(87,500.00)	(16,900.00)	80.70
44518 Carnival Fees	0.00	(102,412.27)	(90,000.00)	12,412.27	113.80
44522 Entry Fees	0.00	(3,710.00)	(4,000.00)	(290.00)	92.80
44526 Monster Truck Revenue	0.00	(22,885.00)	(27,000.00)	(4,115.00)	84.80
44527 Rodeo Revenue	0.00	(16,469.00)	(27,000.00)	(10,531.00)	61.00
TOTAL	(1,320.00)	(600,501.95)	(621,200.00)	(20,698.05)	96.70
Miscellaneous revenues					
48105 Invest interest income-general	(1,081.90)	(11,313.78)	(22,500.00)	(11,186.22)	50.30
48195 Reimbursement of expenses (oper	0.00	(36,929.63)	0.00	36,929.63	n/m
48200 Rental income	(9,011.50)	(56,429.75)	(200,000.00)	(143,570.25)	28.20
48205 Concessions	0.00	(108,555.00)	(92,000.00)	16,555.00	118.00
48225 Other miscellaneous revenue-oper	(39.40)	(14,474.85)	(25,750.00)	(11,275.15)	56.20
Total	(10,132.80)	(227,703.01)	(340,250.00)	(112,546.99)	66.90
Total Revenues	(119,649.45)	(1,251,463.73)	(1,687,450.00)	(435,986.27)	74.20
Total Resources		(2,196,625.73)	(2,517,479.00)	(320,853.27)	

Personal Services					
51105 Wages and salaries	37,833.62	192,128.10	375,895.00	183,766.90	51.10
51110 Temporary salaries	3,978.80	25,666.18	9,776.00	(15,890.18)	262.50
51115 Overtime and other pay	0.00	8,173.22	0.00	(8,173.22)	n/m
51125 FICA	3,167.67	16,535.82	29,506.00	12,970.18	56.00
51135 Employer paid work day tax	15.11	109.27	221.00	111.73	49.40
51140 Pers contribution	5,421.15	28,628.31	60,141.00	31,512.69	47.60
51150 Health insurance	7,377.30	36,640.59	74,592.00	37,951.41	49.10
51155 Life and long term disability insur	96.54	498.02	1,167.00	668.98	42.70
51160 Unemployment insurance	177.66	906.91	1,643.00	736.09	55.20
51165 Tri-Met tax	262.96	1,355.03	2,569.00	1,213.97	52.70
51199 Misc Personal Services	0.00	0.00	14,883.00	14,883.00	0.00
TOTAL	58,330.81	310,641.45	570,393.00	259,751.55	54.50
Materials and Supplies					
51205 Supplies-office, general	18.75	1,130.87	4,250.00	3,119.13	26.60
51210 Supplies- general	976.46	39,406.23	46,000.00	6,593.77	85.70
51270 Postage and freight	142.50	142.50	0.00	(142.50)	n/m
51285 Services -professional services	903.00	216,784.79	170,250.00	(46,534.79)	127.30
51295 Advertising and public notice	153.00	127,324.14	138,750.00	11,425.86	91.80
51300 Printing and duplicating	0.00	0.00	500.00	500.00	0.00
51305 Communications-services	444.51	2,218.18	800.00	(1,418.18)	277.30
51310 Utilities	11,967.07	47,496.54	77,500.00	30,003.46	61.30
51320 Repair & maint services-general	6,988.54	21,338.52	59,200.00	37,861.48	36.00
51340 Lease and rentals - space	3,201.75	25,614.00	0.00	(25,614.00)	n/m
51345 Lease and rentals - equipment	193.45	25,423.36	24,000.00	(1,423.36)	105.90
51350 Dues and membership	179.25	813.25	2,500.00	1,686.75	32.50
51355 Training and education	220.00	529.00	4,000.00	3,471.00	13.20
51360 Travel expense	1,632.71	2,663.55	4,000.00	1,336.45	66.60
51365 Private mileage	165.00	570.33	700.00	129.67	81.50
51420 Insurance	0.00	34,408.46	30,000.00	(4,408.46)	114.70
51465 Postage and freight- Internal	0.00	113.43	800.00	686.57	14.20
51475 Printing- Internal	0.00	898.54	1,000.00	101.46	89.90
51495 Telephone monthly- internal	735.79	3,952.43	7,000.00	3,047.57	56.50
51550 Other materials and services	59.75	1,432.28	4,500.00	3,067.72	31.80
TOTAL	27,981.53	552,260.40	575,750.00	23,489.60	95.90
Other Expenditures					
52005 Bank Service Charge	44.28	4,332.20	3,500.00	(832.20)	123.80
52045 Taxes, assessments, and liens	266.17	554.12	0.00	(554.12)	n/m
52130 Other Special Expenditures	446.95	11,576.08	35,650.00	24,073.92	32.50
52146 Entertainment Expenses	0.00	86,547.09	105,000.00	18,452.91	82.40
52147 Open Class Expenses	91.08	43,968.61	30,000.00	(13,968.61)	146.60
52148 4-H Expenses	0.00	22,819.17	16,000.00	(6,819.17)	142.60
52149 FFA Expenses	0.00	10,680.45	4,000.00	(6,680.45)	267.00
52150 Truck Pull Expenses	0.00	10,404.94	12,000.00	1,595.06	86.70

Output 1 (200.981000)

52151 Demo Derby Expenses	263.18	18,860.48	22,000.00	3,139.52	85.70
52152 Monster Truck Expenses	0.00	20,750.06	22,000.00	1,249.94	94.30
52153 Rodeo Expenses	0.00	19,931.61	22,000.00	2,068.39	90.60
55110 Other debt principal	53,108.80	80,804.39	107,720.00	26,915.61	75.00
56110 Other debt interest payments	2,736.44	6,409.75	8,341.00	1,931.25	76.80
Total	56,956.90	337,638.95	388,211.00	50,572.05	87.00
Interdepartmental Charges					
53010 Interdpt chg-indirect charges	3,389.42	23,725.94	41,020.00	17,294.06	57.80
53015 Interdpt chg-legal services	0.00	6,971.25	9,000.00	2,028.75	77.50
Total	3,389.42	30,697.19	50,020.00	19,322.81	61.40
Capital Outlay					
57115 Machinery and equipment over \$5,000	0.00	35,908.49	40,000.00	4,091.51	89.80
57135 Other capital outlay	0.00	14,457.86	35,000.00	20,542.14	41.30
TOTAL	0.00	50,366.35	75,000.00	24,633.65	67.20
Contingency					
59010 Contingency	0.00	0.00	858,105.00	858,105.00	0.00
TOTAL	0.00	0.00	858,105.00	858,105.00	0.00
Total Expenditures	<u>146,658.66</u>	<u>1,281,604.34</u>	<u>2,517,479.00</u>	<u>1,235,874.66</u>	<u>50.90</u>

<i>Beginning Fund Balance</i>	(945,162.00)	(830,029.00)
<i>Total Revenues</i>	(1,251,463.73)	(1,687,450.00)
<i>Total Resources</i>	(2,196,625.73)	(2,517,479.00)
<i>Total Expenditures</i>	1,281,604.34	2,517,479.00
<i>Ending Fund Balance</i>	(915,021.39)	0.00



Washington County

Monthly Financial Report

Washington County

Period: JAN-09 Currency: USD

Submitted: 12-FEB-09 16:46:41

Fund=200 (Fairplex), Program=981005 (Fair Complex Operations/Interim Income)

<i>Account</i>	<i>JAN-09</i>	<i>YTD-Actual</i>	<i>Budget</i>	<i>Remaining Budget</i>	<i>% Use</i>
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Taxes					
41025 Transient lodgings tax	(108,196.65)	(373,854.05)	(680,000.00)	(306,145.95)	55.00
TOTAL	(108,196.65)	(373,854.05)	(680,000.00)	(306,145.95)	55.00
Charges for seivces					
44515 Parking Fees	(1,320.00)	(22,788.35)	(31,000.00)	(8,211.65)	73.50
TOTAL	(1,320.00)	(22,788.35)	(31,000.00)	(8,211.65)	73.50
Miscellaneous revenues					
48105 Invest interest income-general	(1,081.90)	(11,313.78)	(22,500.00)	(11,186.22)	50.30
48200 Rental income	(9,011.50)	(56,429.75)	(200,000.00)	(143,570.25)	28.20
48205 Concessions	0.00	(1,624.50)	(3,000.00)	(1,375.50)	54.20
48225 Other miscellaneous revenue-oper	(39.40)	(8,087.35)	(15,000.00)	(6,912.65)	53.90
Total	(10,132.80)	(77,455.38)	(240,500.00)	(163,044.62)	32.20
Total Revenues	(119,649.45)	(474,097.78)	(951,500.00)	(477,402.22)	49.80
Personal Services					
51105 Wages and salaries	26,219.98	132,733.31	260,927.00	128,193.69	50.90
51110 Temporary salaries	3,461.44	15,576.55	0.00	(15,576.55)	n/m
51115 Overtime and other pay	0.00	5,088.42	0.00	(5,088.42)	n/m
51125 FICA	2,255.11	11,537.91	19,962.00	8,424.09	57.80
51135 Employer paid work day tax	11.00	75.93	140.00	64.07	54.20
51140 Pers contribution	3,752.87	19,677.55	41,747.00	22,069.45	47.10
51150 Health insurance	5,053.35	25,098.28	50,937.00	25,838.72	49.30
51155 Life and long term disability insur	66.08	341.46	789.00	447.54	43.30
51160 Unemployment insurance	126.53	614.09	1,050.00	435.91	58.50
51165 Tri-Met tax	187.44	946.13	1,739.00	792.87	54.40
51199 Misc Personal Services	0.00	0.00	10,069.00	10,069.00	0.00
TOTAL	41,133.80	211,689.63	387,360.00	175,670.37	54.60
Materials and Supplies					
51205 Supplies-office, general	18.75	745.74	4,000.00	3,254.26	18.60
51210 Supplies- general	797.94	7,932.65	25,000.00	17,067.35	31.70
51270 Postage and freight	121.62	121.62	0.00	(121.62)	n/m
51285 Services -professional services	903.00	10,636.48	30,500.00	19,863.52	34.90
51295 Advertising and public notice	76.50	2,521.75	1,750.00	(771.75)	144.10
51300 Printing and duplicating	0.00	0.00	500.00	500.00	0.00

51305 Communications-services	444.51	1,961.74	500.00	(1,461.74)	392.30
51310 Utilities	11,967.07	34,495.42	65,000.00	30,504.58	53.10
51320 Repair & maint services-general	6,988.54	18,674.55	57,000.00	38,325.45	32.80
51340 Lease and rentals - space	3,201.75	25,614.00	0.00	(25,614.00)	n/m
51345 Lease and rentals - equipment	188.45	1,421.65	5,000.00	3,578.35	28.40
51350 Dues and membership	59.75	393.75	1,500.00	1,106.25	26.30
51355 Training and education	190.50	315.50	2,000.00	1,684.50	15.80
51360 Travel expense	391.86	544.77	0.00	(544.77)	n/m
51365 Private mileage	109.59	303.24	500.00	196.76	60.60
51420 Insurance	0.00	17,332.43	15,000.00	(2,332.43)	115.50
51465 Postage and freight- Internal	0.00	113.43	500.00	386.57	22.70
51475 Printing- Internal	0.00	94.66	0.00	(94.66)	n/m
51495 Telephone monthly- internal	735.79	3,171.92	6,000.00	2,828.08	52.90
51550 Other materials and services	59.75	1,237.78	4,500.00	3,262.22	27.50
TOTAL	26,255.37	127,633.08	219,250.00	91,616.92	58.20
Other Expenditures					
52005 Bank Service Charge	44.28	4,082.20	3,500.00	(582.20)	116.60
52045 Taxes, assessments, and liens	266.17	554.12	0.00	(554.12)	n/m
52130 Other Special Expenditures	190.00	376.84	32,000.00	31,623.16	1.20
55110 Other debt principal	53,108.80	80,804.39	107,720.00	26,915.61	75.00
56110 Other debt interest payments	2,736.44	6,409.75	8,341.00	1,931.25	76.80
Total	56,345.69	92,227.30	151,561.00	59,333.70	60.90
Interdepartmental Charges					
53010 Interdpt chg-indirect charges	1,694.71	11,862.97	20,510.00	8,647.03	57.80
53015 Interdpt chg-legal services	0.00	6,971.25	8,000.00	1,028.75	87.10
Total	1,694.71	18,834.22	28,510.00	9,675.78	66.10
Capital Outlay					
57115 Machinery and equipment over \$4	0.00	35,908.49	40,000.00	4,091.51	89.80
57135 Other capital outlay	0.00	14,457.86	35,000.00	20,542.14	41.30
TOTAL	0.00	50,366.35	75,000.00	24,633.65	67.20
Contingency					
59010 Contingency	0.00	0.00	858,105.00	858,105.00	0.00
TOTAL	0.00	0.00	858,105.00	858,105.00	0.00
Total Expenditures	<u>125,429.57</u>	<u>500,750.58</u>	<u>1,719,786.00</u>	<u>1,219,035.42</u>	<u>29.10</u>

<i>Total Revenues</i>	(474,097.78)	(951,500.00)
<i>Total Expenditures</i>	500,750.58	1,719,786.00
<i>Ending Balance</i>	26,652.80	768,286.00



Washington County

Monthly Financial Report

Washington County

Period: JAN-09 Currency: USD

Submitted: 12-FEB-09 16:46:41

Fund=200 (Fairplex), Program=981010 (Annual County Fair)

<i>Account</i>	<i>JAN-09</i>	<i>YTD-Actual</i>	<i>Budget</i>	<i>Remaining Budget</i>	<i>% Use</i>
-----	-----	-----	-----	-----	-----
Intergovernmental revenue					
43156 Dept Agriculture Lottery Funds	0.00	(49,404.72)	(46,000.00)	3,404.72	107.40
TOTAL	0.00	(49,404.72)	(46,000.00)	3,404.72	107.40
Charges for seivces					
44511 Camping Fees	0.00	(4,050.00)	(4,000.00)	50.00	101.30
44512 Truck Pull Revenue	0.00	(22,005.00)	(17,500.00)	4,505.00	125.70
44513 Demo Derby Revenue	0.00	(26,481.00)	(38,700.00)	(12,219.00)	68.40
44514 Commercial Booth Rentals	0.00	(94,650.00)	(86,500.00)	8,150.00	109.40
44515 Parking Fees	0.00	(80,911.86)	(78,000.00)	2,911.86	103.70
44517 Sponsorship Fees	0.00	(68,100.00)	(72,500.00)	(4,400.00)	93.90
44518 Carnival Fees	0.00	(102,412.27)	(90,000.00)	12,412.27	113.80
44522 Entry Fees	0.00	(3,710.00)	(4,000.00)	(290.00)	92.80
44526 Monster Truck Revenue	0.00	(22,885.00)	(27,000.00)	(4,115.00)	84.80
44527 Rodeo Revenue	0.00	(16,469.00)	(27,000.00)	(10,531.00)	61.00
TOTAL	0.00	(441,674.13)	(445,200.00)	(3,525.87)	99.20
Miscellaneous revenues					
48205 Concessions	0.00	(105,987.15)	(87,500.00)	18,487.15	121.10
48225 Other miscellaneous revenue-open	0.00	(4,352.55)	(10,000.00)	(5,647.45)	43.50
Total	0.00	(110,339.70)	(97,500.00)	12,839.70	113.20
Total Revenues	0.00	(601,418.55)	(588,700.00)	12,718.55	102.20
Personal Services					
51105 Wages and salaries	11,613.64	59,394.79	114,968.00	55,573.21	51.70
51110 Temporary salaries	517.36	10,089.63	9,776.00	(313.63)	103.20
51115 Overtime and other pay	0.00	3,084.80	0.00	(3,084.80)	n/m
51125 FICA	912.56	4,997.91	9,544.00	4,546.09	52.40
51135 Employer paid work day tax	4.11	33.34	81.00	47.66	41.20
51140 Pers contribution	1,668.28	8,950.76	18,394.00	9,443.24	48.70
51150 Health insurance	2,323.95	11,542.31	23,655.00	12,112.69	48.80
51155 Life and long term disability insur	30.46	156.56	378.00	221.44	41.40
51160 Unemployment insurance	51.13	292.82	593.00	300.18	49.40
51165 Tri-Met tax	75.52	408.90	830.00	421.10	49.30
51199 Misc Personal Services	0.00	0.00	4,814.00	4,814.00	0.00
TOTAL	17,197.01	98,951.82	183,033.00	84,081.18	54.10

Materials and Supplies					
51205 Supplies-office, general	0.00	385.13	250.00	(135.13)	154.10
51210 Supplies- general	98.76	17,461.54	15,000.00	(2,461.54)	116.40
51270 Postage and freight	20.88	20.88	0.00	(20.88)	n/m
51285 Services -professional services	0.00	77,896.97	62,250.00	(15,646.97)	125.10
51295 Advertising and public notice	76.50	97,454.19	107,000.00	9,545.81	91.10
51305 Communications-services	0.00	256.44	300.00	43.56	85.50
51310 Utilities	0.00	13,001.12	12,500.00	(501.12)	104.00
51320 Repair & maint services-general	0.00	2,271.78	2,200.00	(71.78)	103.30
51345 Lease and rentals - equipment	5.00	24,001.71	19,000.00	(5,001.71)	126.30
51350 Dues and membership	0.00	300.00	1,000.00	700.00	30.00
51355 Training and education	29.50	213.50	2,000.00	1,786.50	10.70
51360 Travel expense	1,240.85	2,118.78	4,000.00	1,881.22	53.00
51365 Private mileage	55.41	267.09	200.00	(67.09)	133.50
51420 Insurance	0.00	17,076.03	15,000.00	(2,076.03)	113.80
51465 Postage and freight- Internal	0.00	0.00	300.00	300.00	0.00
51475 Printing- Internal	0.00	803.88	1,000.00	196.12	80.40
51495 Telephone monthly- internal	0.00	780.51	1,000.00	219.49	78.10
51550 Other materials and services	0.00	194.50	0.00	(194.50)	n/m
TOTAL	1,526.90	254,504.05	243,000.00	(11,504.05)	104.70
Other Expenditures					
52005 Bank Service Charge	0.00	250.00	0.00	(250.00)	n/m
52130 Other Special Expenditures	165.00	2,941.70	650.00	(2,291.70)	452.60
52146 Entertainment Expenses	0.00	86,547.09	105,000.00	18,452.91	82.40
52147 Open Class Expenses	91.08	43,968.61	30,000.00	(13,968.61)	146.60
52148 4-H Expenses	0.00	22,819.17	16,000.00	(6,819.17)	142.60
52149 FFA Expenses	0.00	10,680.45	4,000.00	(6,680.45)	267.00
52150 Truck Pull Expenses	0.00	10,404.94	12,000.00	1,595.06	86.70
52151 Demo Derby Expenses	263.18	18,860.48	22,000.00	3,139.52	85.70
52152 Monster Truck Expenses	0.00	20,750.06	22,000.00	1,249.94	94.30
52153 Rodeo Expenses	0.00	19,931.61	22,000.00	2,068.39	90.60
Total	519.26	237,154.11	233,650.00	(3,504.11)	101.50
Interdepartmental Charges					
53010 Interdpt chg-indirect charges	1,694.71	11,862.97	20,510.00	8,647.03	57.80
53015 Interdpt chg-legal services	0.00	0.00	1,000.00	1,000.00	0.00
Total	1,694.71	11,862.97	21,510.00	9,647.03	55.20
Total Expenditures	20,937.88	602,472.95	681,193.00	78,720.05	88.40

<i>Total Revenues</i>	(601,418.55)	(588,700.00)
<i>Total Expenditures</i>	602,472.95	681,193.00
<i>Ending Balance</i>	1,054.40	92,493.00



Washington County

Monthly Financial Report

Washington County

Period: JAN-09 Currency: USD

Submitted: 12-FEB-09 16:46:41

Fund=200 (Fairplex), Program=981020 (Fair -Frite Lites)

<i>Account</i>	<i>JAN-09</i>	<i>YTD-Actual</i>	<i>Budget</i>	<i>Remaining Budget</i>	<i>% Use</i>
-----	-----	-----	-----	-----	-----
Charges for seivces					
44514 Commercial Booth Rentals	0.00	(200.00)	0.00	200.00	n/m
44516 Admission Fees	0.00	(133,339.47)	(130,000.00)	3,339.47	102.60
44517 Sponsorship Fees	0.00	(2,500.00)	(15,000.00)	(12,500.00)	16.70
TOTAL	0.00	(136,039.47)	(145,000.00)	(8,960.53)	93.80
Miscellaneous revenues					
48195 Reimbursement of expenses (oper	0.00	(36,929.63)	0.00	36,929.63	n/m
48205 Concessions	0.00	(943.35)	(1,500.00)	(556.65)	62.90
48225 Other miscellaneous revenue-oper	0.00	(2,034.95)	(750.00)	1,284.95	271.30
Total	0.00	(39,907.93)	(2,250.00)	37,657.93	1,773.70
Total Revenues	0.00	(175,947.40)	(147,250.00)	28,697.40	119.50
Materials and Supplies					
51210 Supplies- general	79.76	14,012.04	6,000.00	(8,012.04)	233.50
51285 Services -professional services	0.00	128,251.34	77,500.00	(50,751.34)	165.50
51295 Advertising and public notice	0.00	27,348.20	30,000.00	2,651.80	91.20
51320 Repair & maint services-general	0.00	392.19	0.00	(392.19)	n/m
51350 Dues and membership	119.50	119.50	0.00	(119.50)	n/m
TOTAL	199.26	170,123.27	113,500.00	(56,623.27)	149.90
Other Expenditures					
52130 Other Special Expenditures	91.95	8,257.54	3,000.00	(5,257.54)	275.30
Total	91.95	8,257.54	3,000.00	(5,257.54)	275.30
Total Expenditures	291.21	178,380.81	116,500.00	(61,880.81)	153.10

<i>Total Revenues</i>	(175,947.40)	(147,250.00)
<i>Total Expenditures</i>	178,380.81	116,500.00
<i>Ending Balance</i>	2,433.41	(30,750.00)



Balance Sheet
 Washington County
 Current Period: JAN-09

Date:2009-

Currency: USD
 Fund=200 (Fairplex)

	JAN-09 YTD - Actual	JAN-08 YTD - Actual	Variance	Variance %
Assets:				
Cash and investments	886,409.88	859,344.23	27,065.65	3.15
Cash restricted	0.00	0.00	0.00	n/m
Property taxes receivable	0.00	0.00	0.00	n/m
Assessments receivable	0.00	0.00	0.00	n/m
Accounts receivable	28,598.00	3,303.50	25,294.50	765.69
Investment interest receivable	0.00	0.00	0.00	n/m
Contracts receivable	0.00	0.00	0.00	n/m
Due from other funds	(10.00)	(10.00)	0.00	0.00
Other assets	26,378.12	9,797.12	16,581.00	169.24
Assets held for resale	0.00	0.00	0.00	n/m
Total Assets	941,376.00	872,434.85	68,941.15	7.90
Liabilities, Fund Equity and Other Credits				
Liabilities:				
Accounts payable	34.13	(1,754.72)	1,788.85	(101.95)
Accrued payroll liabilities	0.00	0.00	0.00	n/m
Accrued self-insurance	0.00	0.00	0.00	n/m
Accrued OHP IBNR Reserve	0.00	0.00	0.00	n/m
Amounts held in trust	801.50	801.50	0.00	0.00
Due to other funds	0.00	0.00	0.00	n/m
Tenants and other deposits	600.00	0.00	600.00	n/m
Deferred revenue	24,918.80	12,549.80	12,369.00	98.56
Other long-term obligations	0.00	0.00	0.00	n/m
Total Liabilities	26,354.43	11,596.58	14,757.85	127.26
Fund equity:				
Fund balances:				
Unserviced fund balances:				
Undesignated	915,021.57	860,838.27	54,183.30	6.29
Total fund equity	915,021.57	860,838.27	54,183.30	6.29



Balance Sheet
Washington County
Current Period: JAN-09

Date:2009-

Currency: USD
Fund=200 (Fairplex)

	JAN-09 YTD - Actual	JAN-08 YTD - Actual	Variance	Variance %
Total liabilities, fund equity an	941,376.00	872,434.85	68,941.15	7.90

County of Washington

Washington County Fair Complex
873 NE 34th Avenue
Hillsboro, Oregon 97124
Phone: (503) 648-1416
Fax: (503) 648-7208
www.faircomplex.com

MEMORANDUM

Date: February 27, 2009

To: Washington County Fair Complex Board

From: Leah E. Perkins-Hagele

Re: March 2009 Operations Report

Facility Analysis – Scott Edwards Architecture has conducted the facility analysis. They will present the findings and the report at the Fair Board Meeting.

Drainage – Clean Water Services has just about finished up the new Sewer/Storm drainage system. Once the project is complete, repairs of asphalt and grass will need to be done.

OLD BUSINESS

NEW BUSINESS

ANNOUNCEMENTS

Calendar of Events
March 2009-August 2009

Date	Event	Location
March		
4	Board Meeting	Floral Building (4:30 PM)
4	Booster Meeting	Floral Building (7:00 PM)
April		
1	Board Meeting	Floral Building (4:30 PM)
1	Booster Meeting	Floral Building (7:00 PM)
May		
1-3	OFA Spring Managers' Conference	Coos Bay, Oregon
6	Board Meeting	Floral Building (4:30 PM)
6	Booster Meeting	Floral Building (7:00 PM)
25	Memorial Day	Office Closed
June		
3	Board Meeting	Floral Building (4:30 PM)
3	Booster Meeting	Floral Building (7:00 PM)
July		
1	Board Meeting	Floral Building (4:30 PM)
1	Booster Meeting	Floral Building (7:00 PM)
3	Fourth of July Holiday Observed	Office Closed
6-12	4-H Horse Fair	Barns, Arena, Show Rings
13	Fair Set-up begins	Entire Complex
30-31	Washington County Fair	Entire Complex
August		
1-2	Washington County Fair	Entire Complex
28-30	Oregon International Airshow Parking	All parking lots

WASHINGTON COUNTY FAIR COMPLEX

Facility Schedule for March-2009

*(**Highlighted events are no-charge)*

Wednesday, March 04, 2009

Main Exhibit-North Dog Obedience Class
****Floral Bldg.** Fair Board/Boosters Mtngs.
****Entire Complex** 4-H Night

Wednesday, March 11, 2009

Main Exhibit-North Cooking Class
****Entire Complex** 4-H Night

Thursday, March 12, 2009

Entire Grounds Search Dog Training

Friday, March 13, 2009

Main Exhibit-South Gem Show

Saturday, March 14, 2009

Cloverleaf Bldg. 4-H Small Animal Show
Main Exhibit-North Re-Sale Clothing Event
Main Exhibit-South Gem Show

Sunday, March 15, 2009

Main Exhibit-South Gem Show

Monday, March 16, 2009

Friendship Plaza Smoke School

Tuesday, March 17, 2009

Friendship Plaza Smoke School

Wednesday, March 18, 2009

Friendship Plaza Smoke School
****Entire Complex** 4-H Night
****Cloverleaf Bldg.** 4-H Wagon Train

Friday, March 20, 2009

Main Exhibit-North Ceramics Show

Saturday, March 21, 2009

Main Exhibit-North Ceramics Show

Sunday, March 22, 2009

Quadrant Property Rally Cross

Wednesday, March 25, 2009

****Entire Complex** 4-H Night

CORRESPONDENCE

ORAL COMMUNICATIONS

OTHER MATTERS OF INFORMATION

WASHINGTON COUNTY FAIR HISTORY

The Washington County Fair Boosters have embarked on compiling and printing A history and photo journal of the Fair's first 150 years. The project is expected to be published by July 1, 2010 and is hoped to accurately illustrate the times, places and faces of this county premier event as it has evolved though out the county.

Memorabilia, Stories, photos, etc. are welcomed.

Please contact Inez Griffels by email at IGriff@aol.com or send to:
PO Box 1487, North Plains, OR 97133

DID YOU KNOW?

The first meeting to organize a fair in Washington County was held May 25, 1854 at West Tualatin, which is now Forest Grove. Thomas G Naylor was president. The fair was held October 5 that year with premiums of \$120.00. The week long fair was established just west of Hillsboro with a racetrack and good buildings and was one of four held in Oregon for many years. (Anyone know where this property is located??)

The fair was later moved to Forest Grove for a time and eventually became the Banks Hog and Dairy Show.

In 1925 a group of businessmen formed a promotion committee which raised \$765 and purchased the former site of Washington County Fair Buildings. (Shute Park)

- This information was in the Hillsboro Argus August 30, 1951. The information was given by Leon Davis, fair manager for 14 years and secretary at the time of this article.

By: Inez Griffels
February 25, 2009

WASHINGTON CO. FAIR COMPLEX BOOSTERS
February 4, 2009
MEETING MINUTES

President Lyle Spiesschaert called the meeting to order. Minutes from the previous meeting were approved. Treasurer Dave Rohrer reported that the value of some of our bonds increased. Bills that were presented to pay: Willamette Web Services and Downtown Business Assn. Voted for approval to pay.

Dan Logan reported on Fair Board meeting. With a new President, there is a new structure to the meeting. A vote was approved for permission to seek a new Executive Director. The budget was adopted and will be forwarded to the County offices. Included in the budget is \$300,000 for capital maintenance to the Fair Complex. Clean Water Services is repairing and replacing drain pipes at the Fair Complex. In addition to helping drainage at Turner Creek park, the flooding problem around the Fair barns should be reduced.

The monthly fountain cleanup will be Saturday, February 7, 2009 between 9 am and 11 am. Everyone is invited to help. Discussion was held regarding the fence around the fountain. A replacement needs to be made that is safe, and approved. Leah Perkins will give Lyle the requested conditions outlined by the Fair Complex insurance provider.

Inez Griffels discussed the work she is doing on collecting information on the history of the Fair and fairgrounds. She will have 'work' sessions on Tuesdays. She has old minutes from 1931-1975. Any other information and/or photos are welcomed.

The location and future of the Fair Food Booth was discussed. Should it be replaced, moved and made permanent. Leah suggested MOU between the Fair Complex and the Boosters regarding the long range use of the Booth. Discussion was held regarding the future placement of a booth that would not conflict with the use of the arena.

Report was given on our attendance at the Oregon Fairs Association convention held in Salem. Boosters in attendance were Kathy Schmidkofer, Inez & Steve Griffels. Some Fair Board members also attended.

Dave Rohrer and Lyle Spiesschaert reported on the discussion held with new Fair Board President, Matt Pihl. Topics discussed: Budget Process, -Fair History, -Hospitality booth to greet Fair visitors, - Booster monthly insert in Fair Board packet, -Parade and public visibility, perhaps with Fair Complex including Ambassadors working together, -Water feature, -Permanent stage for Amphitheatre

St. Patrick's Parade will be held on March 14 this year. Discussion held. Are we going to take part again? Help needed, if we sign up.

Respectfully submitted,
Sheila Day Secretary, Pro-tem

NEXT MEETING: MARCH 4, 2009 (Wednesday)



OregonLive.com
Everything Oregon

Hillsboro Argus

Gloomy economy blurs out 2009 Renaissance fair

Friday, February 06, 2009

By Kurt Eckert

The Hillsboro Argus

The Argus

Officials say there's no chance the clang of the lance will emanate from the Washington County Fair Complex in the summer of 2009.

With an economy rivaling the darkest of ages, Royal Faires, of Minnesota, is less than enthusiastic about a risky Renaissance fair venture at the Hillsboro venue right now, said county Board of Commission Chair Tom Brian.

Further, prudence dictates the Renaissance fair question remain on hold until more is known about what direction the community wants to take on the fairgrounds' future, he said.

In November 2008, county voters soundly defeated a bond measure to pay for the first phase of construction laid out in a master plan recommended by the county's 17-member Fairgrounds Revitalization Task Force. And the fairgrounds' board of directors is holding public hearings to discuss job qualifications for a new chief executive officer at the complex.

"We are still having occasional talk regarding 2010, but first, we as a community have to decide a few other factors and opportunities," Brian said in an e-mail.

Brian said he hopes to assemble the task force again within two months to begin those discussions - its first since the election.

Add that to concerns about the Renaissance fair's long-term ability to generate revenue, and it makes no sense at this time for the county to consider the 20-year deal Royal Faires says it wants, said Commissioner Andy Duyck.

"Personally, I still have concerns about what this event would bring to the county," Duyck said. "I know of no private individual who would be foolish enough to sign a long-term lease for as little revenue as this would bring in.

"If we are starved for good entertainment, there are other ways of seeing that this need is filled."

The company, which hosts several large-scale medieval festivals across the country, first approached the county in 2006 about the 101-acre complex south of Cornell Road.

In the summer of 2008, Royal Faires President Bob Levine said he was ready to invest \$1.5 million to build facilities to use for six to eight weekends in the early summer beginning in 2009. With the medieval-style buildings in place, the access to light rail, full urban services and an existing liquor license would make Hillsboro a near-turnkey operation, he said.

The county would be free to use the buildings as it sees fit during the rest of the year, Levine said.

A contract would probably have to include a provision the fairgrounds staff wouldn't book any other large-scale Dark Ages festivals, he said, but Royal Faires would be willing to promote other appropriate events.

Saturday marks the opening weekend of Royal Faires 21st annual Arizona fair near Phoenix. It runs through March 29.

For more, go to www.royalfaires.com.

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NORTHWEST HEADLINES

Fairgrounds ideas evolve Proposal: National Guard slides to new home base on ball fields

Friday, February 13, 2009

By Kurt Eckert

The Hillsboro Argus

The Argus

New ideas arose Tuesday from the ashes of November's failed \$44 million fairgrounds bond measure, as Washington County commissioners discussed three possible, less-expensive options for moving the Washington County Fair Complex toward the future.

Option 1 begins with the city of Hillsboro's plan to build out Grant Street from 28th Avenue to Brookwood Road to bisect the fairgrounds property, said commission Chair Tom Brian. Planners hope this will help reduce traffic congestion between the industrial northwest and residential neighborhoods to the south and east.

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The street is key to the National Guard's desire to move from its two-acre location on the fairgrounds western edge to a 10- to 11-acre footprint elsewhere, Brian said.

Originally under the bond measure's Master Plan, the army would relocate to the southeast corner of the property. Under the new plan, the new location could slide west across the TriMet park-and-ride to occupy half of the aged ball fields on the fairgrounds' southwest side, taking two difficult players out of the equation, Brian said.

About six acres of the southeast location is owned by the Port of Portland, and because of its proximity to the Hillsboro Airport, requires extensive negotiations with both the port and the Federal Aviation Administration, Brian said.

"It's been a very glacial three-way conversation there," Brian said.

Although difficult, a real estate swap could be brokered between the county, the city and the Guard to complete the new proposed transaction, Brian said.

The new street will increase accessibility and visibility, major factors in the Guard's siting requirements. Questions such as site search monitoring and environmental impact would already be settled, hastening federal approval.

"If they have the property they need to build, it takes them to the top of the queue in D.C.," Brian said.

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Fairgrounds ideas evolve Proposal: National Guard slides to new home base on ball fields - Page 2

Option 2 involves the possibility of issuing a smaller bond to pay for revitalization of the Heritage Commons, the Master Plan moniker for the buildings and grounds that make up the existing county fair site.

The fair board of directors have hired Scott Edwards Architecture, a firm experienced with similar county-owned facilities, to assess the structural viability of the buildings and estimate costs, said Lisa Dupre, marketing and events manager for the complex.

The fair board collects about \$350,000 a year from the county lodging tax, and that income is probably bondable, Brian said.

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Added to about \$500,000 from the fair's contingency fund, as much as \$2.5 million to \$3.5 million might be available to "go in and attack the mess and actually get some things done," Brian said.

All of that hinges on finding a bank to issue a bond in a tough credit market, said County Administrator Bob Davis.

The final option involves ongoing negotiations with Renaissance fair promoter Royal Faires, which has dropped any plans to move to Hillsboro in 2009, but is still enthusiastic about opening on the fairgrounds in 2010.

Brian said he still felt the fair could be a significant boon to the complex, drawing customers from the entire Pacific Northwest. Royal Faires would invest \$3 million to build facilities with medieval facades on 16 acres east of 34th Avenue. The facilities would include a 5,000-seat outdoor arena and a large hall.

Other than the six to eight weeks the Renaissance fair would be in operation, the buildings would be free for the county to use for wine festivals and other appropriate events, provided they were kept in good repair. Plus, there would be the opportunity for interaction with school groups, he said.

Revitalization becomes a larger issue as the future of management at the complex is debated, Brian said. It remains to be seen if the facility needs one management team for day-to-day operations, while the fair board remains in charge of the annual county fair.

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Fairgrounds drainage one more link in sewer overflow puzzle

Fixing storm line plus three-year plan may bring end to Turner Creek problems

Friday, February 20, 2009

By Susan Gordanier

The Hillsboro Argus

The Argus

Construction now underway at Washington County Fairgrounds could help prevent future problems along the Turner Creek sewer line.

Crews from the Hillsboro Public Works Department and Clean Water Services have nearly completed replacing the storm water drain line at the fairgrounds. The project, expected to complete this week, involved installation of over 1,000 feet of 6- to 18-inch pipe through the property, manholes and catch basins, followed by reconnection of storm drains.

This work corrects severe problems uncovered at the site: mud, rocks and roots blocking the main pipe; a severed pipe and some storm drains that had been rerouted to connect to a sanitary sewer line.

This project is just one of 16 recommended actions Assistant City Manager Rob Dixon, assisted by Clean Water Services' Deputy General Manager Bob Cruz and Director of Conveyance Systems Nora Curtis, presented Tuesday during a City Council work session devoted to the Turner Creek sewer line.

Staff have continued to focus on the troubled trunk line since overflows occurred Jan. 2, during several days of heavy rainfall.

About 8,000 gallons of raw sewage seeped from three manholes near Northeast 18th Avenue and Main Street. Although this overflow was much less than volumes leaked in incidents of past years and showed the effects of many corrections already implemented, Dixon said "the current status is not good enough."

Continued analysis of possible causes is what led to identification of the fairgrounds conditions. Because the levels in the pipes near Main rose very quickly Jan. 2, workers had suspected the source was a large non-residential area like a parking lot - or the fairgrounds.

In 2006 after several fixes had been made within the Turner Creek service area, the system had weathered a storm equal to Jan. 2, without incident, Curtis said. The problem conditions at the fairgrounds had developed since then, workers learned both by running dye tests within the old line and talking with fairgrounds staff. Interviews also uncovered a sump pump sometimes used to divert standing water into the sanitary sewer line.

"People aren't malicious," Cruz said of the improper use of sump pumps. "They have nowhere else to go."

Providing alternatives and correcting underlying conditions are two goals of the 16-point strategy Dixon presented. Short-term goals include designing a program to dye-test storm water flows, such as drains from gutters in both neighborhoods and large nonresidential areas. Workers will also install devices to monitor flows at additional points within the sewer system to help with analysis and provide early warnings of high flows.

Videos along the line have revealed a defect that could contribute to backups: a 100-foot dip or "belly" where the line runs under 32nd Avenue. The Public Works Department plans to supplement this sagging area with a new pipe before next winter's rains.

In the long-term, engineers will look at other options including adding additional pump stations, rerouting part of the Turner Creek trunk line to another basin and increasing capacity at Rock Creek Treatment Plant.

"We plan to keep going full speed ahead on everything that's on here, unless you tell us it's off," Dixon told the council.