

**MINUTES OF SPECIAL FAIR BOARD  
MEETING AND WORK SESSION  
FEBRUARY 17, 1994**

**FAIR BOARD**

John Thomas  
Ken Leahy  
David Lintz  
George Otten  
Linda Gray

**STAFF**

Cal Wade  
Sue Oxendine

**GUESTS**

Jerry Draggoo  
Connie Potter

Prior to the opening of the meeting the board held an informal discussion on the name change of the FairPlex. Board members agreed to table the discussion until the next meeting. It was suggested that a poll be taken during the fair asking the fair visitors their perceptions of the fairgrounds. Wade and Oxendine said this would be a problem for marketing. Many of the business directories and phone directories are already calling for updates for 1995 listings.

The meeting was called to order at 2:00 p.m. by Chairman John Thomas.

Jerry Draggoo presented the update on the Master Plan. Incorporated in the drawing were the "kiss and ride" station location, new pedestrian access from the light rail station, and an enlarged grandstand/arena. Draggoo also showed the former Quadrant and the Gardner Beedon properties on the drawing. Grant St. is shown as a private road extending to 34th St. Draggoo suggests keeping Grant St. a private roadway.

The plan shows the rodeo museum being moved to an area close to the pedestrian access from the light rail station. Wade asked that the rodeo museum be made accessible for horse show and rodeo office. Board members agreed that an entrance lined with historical buildings and/or machinery would be a nice addition. This area could conceivably be a working historical town during the fair.

In the text of the Master Plan Draggoo added a paragraph acknowledging the light rail station. He also addressed the expansion possibilities of the rodeo arena/grandstand but stated that at this time only a 7,500 seat grandstand is indicated. A capacity of 30,000 seats is attainable.

Draggoo asked the board to review the priority projects. He suggested reviewing the priorities yearly and re-prioritizing as needs change or grants become available.

Lintz asked if the Board of County Commissioners and the City of Hillsboro have put together a Stationary Plan regarding light rail. There is a plan in effect and the FairPlex has been used as justification for the light rail extending to Hillsboro.

Wade and Leahy met with the City to explain proposed stages Phase I and II of the arena.

**MOTION: MOVED BY DAVID LINTZ, SECONDED BY GEORGE OTTEN, TO APPROVE THE MASTER PLAN AS PRESENTED.**

**DISCUSSION:** The suggestion was made to show a solid buffer of trees around the maintenance yard and include an entrance from the maintenance yard to the Grant St. extension.

Gray questioned the noise factor from the arena as possibly affecting the horses. The configuration of the arena structure should block most of the noise coming from arena events.

**QUESTION: MOTION CARRIED UNANIMOUSLY.**

Gray questioned how the public should be made aware of the Master Plan prior to the Board of Commissioner hearing. She would like to have the public and community support prior to the Board of Commissioners vote. Otten agreed, saying the public support is necessary especially if the FairPlex wants to ask for a bond.

Wade explained that public hearings were held prior to past revisions. The FairPlex would need to advertise that the Master Plan is available for public viewing and input.

Wade was asked to find out from the county the procedure for public awareness. If the board feels the procedure to be inadequate for public input the fair board will provide a time and a place.

### **BASEBALL**

Promoters have approached Wade about the feasibility of having a baseball stadium at the FairPlex. The team would be in a league with players similar to Double A. They are proposing playing 45 home games a season. The promoters would not assist the FairPlex with the construction of the new arena but would sign a lease for a number of years.

The board asked Wade to invite the promoters to the next fair board meeting and make a presentation.

### **VOTE ON OFFICERS**

At the February 2 meeting John Thomas was nominated Chairman, Ken Leahy Vice Chairman, and David Lintz, Treasurer.

**MOTION: MOVED BY GEORGE OTTEN, SECONDED BY DAVID LINTZ, TO APPROVE THE SLATE OF OFFICERS AS NOMINATED. MOTION PASSED UNANIMOUSLY.**

**MOTION: MOVED BY GEORGE OTTEN, SECONDED BY DAVID LINTZ, TO ADJOURN FROM THE SPECIAL MEETING AND GO INTO WORK SESSION. MOTION CARRIED UNANIMOUSLY.**

## **WORK SESSION**

### **FINANCIAL GOALS**

A strategic plan is needed for fund raising and building facilities for 1994-95. Wade said options are needed other than GO bonds. He recommends bringing a consultant on board to map out a strategic plan for fund raising. The cost of the consultant should range between \$10,000 - \$20,000. Wade met with a gentleman who has assisted other fairs and facilities in raising capital funds.

Lintz and the other members agreed that the fund raising plan is the ingredient missing for the Master Plan. Wade was asked to invite the consultant to the next fair board meeting.

### **CAPITAL IMPROVEMENT PRIORITIES**

Four priorities were listed: improve the Cloverleaf grass parking area, purchase office equipment, replace fuel tanks, and purchase additional Bingo equipment. Money has been budgeted for each project but Wade wanted the fair board to verify that these were the top priorities.

\$24,000 has been budgeted for the Cloverleaf parking lot. The lot needs to be graveled for additional all season parking. As another alternative and for about half the cost of the gravel, Leahy suggested taking a soil sample and sending it to a lab for analysis. If the soil is the right composition lime can be added which will give the clay the integrity of 8" - 10" of rock. The lot would still need to be capped with rock and drained. Leahy offered to take the soil sample.

A new computer must be purchased for the new office staff person. Approximately \$5,000 of the \$10,000 budgeted for 1994-95 will be needed within the next few weeks as the computer is becoming a critical item.

\$18,000 has been budgeted for the fuel tank replacement. This includes removing the old diesel tank (the gasoline tank is already gone) and purchasing new tanks. Wade has located new army surplus 500 gallon steel tanks and has talked with the City of Hillsboro about enclosing them in concrete bunkers. The City doesn't allow for above ground tanks but has expressed a willingness to have them in concrete bunkers.

Other options discussed were the Bretthauer lease program, double walled fiberglass tanks with a sniffer, and placing tanks on wheels or trailers for compliance with DEQ and City regulations.

Leahy suggested Wade, Lintz and himself meet with Chief Arruda one more time to discuss the various options. Wade will make inquiries with the DEQ about the double walled fiberglass tanks made by Owens Corning and manufactured by PEMBCO in Portland.

The board concurred to go with the bunker if it is cheapest way to go and is acceptable to DEQ and the City.

### **BINGO**

\$15,000 of the \$22,000 budgeted will go towards air conditioning the Cloverleaf Building. The board earlier agreed that all bingo revenue should go towards improving the Cloverleaf for the game.

### **SPECIAL EVENTS**

Trudie Brooks is now full time and is working on the production of Family Fair in April, Hot Country Nights, August 19, and some type of fall show, October 8 & 9. The PI manager and selected board members have been sent a letter from Wade asking if the FairPlex could produce the fall PI. No response has been received.

The fall show would encompass apple harvest, carnival, livestock judging contests, and livestock shows for selected breeds.

### **4-H HORSE FAIR**

Gray inquired about board support if the 4-H people can bring in box stalls for rent during the 4-H horse fair. Wade said this is an administrative problem and the board would only be involved as a recourse by 4-H if not satisfied by the fair office.

### **RICHARD VIAL LETTER**

John Thomas shared a letter he has received from Mr. Vial who is associated with a 4-H beef club. In his letter Mr. Vial listed items in the 4-H barn that he felt needed attention. The electrical on the west side of the barn is not adequate to handle grooming tools and fans. The tie-out rails on the west side need maintenance. He also requested a speaker be installed on the west side of the barn as this is where the grooming takes place and the exhibitors can not hear announcements from the ring. Another problem is the location of the manure and sawdust piles. He suggested relocating the fresh shavings farther from the manure pile to prevent the manure being mixed with the clean bedding.

The work session adjourned at 4:50 p.m. The next regularly scheduled fair board meeting will be Wednesday, March 2, at 4:30 p.m.

Respectfully submitted,  
Sue Oxendine  
Secretary