

M I N U T E S
Washington County Fair Board

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

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| ATTENDANCE | <u>Fair Board</u> | <u>Guests</u> |
| | Charles Colegrove Jerry Pflug Mike Swan | Bill Seal, Gilley Company Marshall Stevens, Gilley Company Ray Wold, Booster Al Mitts, Active 20-30 Club Bob Kirkland, Rodeo Committee |
| | <u>Director & Staff</u> | |
| | Adeline Hesse Valerie Bentley | |

CONSENT AGENDA MOTION: MOVED BY MIKE SWAN, SECONDED BY JERRY PFLUG TO APPROVE THE JANUARY 7 & 14, 1981, MINUTES, THE BILLS AS SUBMITTED, AND THE FINANCIAL RECAP FOR DECEMBER 1980. MOTION CARRIED.

CORRESPONDENCE The Board noted Commissioner Dagg's letter thanking Director Hesse for providing cookies and helping out at the reception following the Commissioners' swearing-in ceremony on January 5.

The National Four Wheel Drive Pulling Association wrote the Fair Board about the possibility of an event at the 1981 Fair. Hesse reported the cost to be \$4,500 with the Fair Board providing security, logs, towing service and arena. The only open night for the event would be Tuesday night; and with the 4-H horse show Tuesday afternoon, there will not be enough time to prepare the arena for a four wheel drive pulling event. The Board will consider the event for the 1982 Fair.

Hesse has received a letter from the Jack Roberts Production Agency concerning possible name entertainment. Jan & Dean and Rick Nelson would be possibilities, each costing \$9,500. Louise Mandrell is too expensive. Clark and Douglas Counties are featuring Rick Nelson. The agency felt he would have the biggest draw. Hesse will meet with a possible sponsor next week and report to the Fair Board at the next meeting.

STORM SEWER The Board reviewed the City of Hillsboro's letter concerning easement across the fairgrounds for a storm sewer. Hesse reported the project is scheduled to begin late spring-early summer, cost to be \$400,000 with no cost to the Fair Board. The City wants to establish a Land Improvement District to improve area drainage. The City engineer Hesse spoke with didn't seem to think the plans for realigning Cornell Road were final. This concerned her because the Board has received the plans for Cornell. It will be necessary to cut through our drain tile, but the tiles will be repaired. Hesse is concerned about losing trees as in the past. The City has chosen a line which would damage the least number of trees.

The City is requesting a permanent easement. Hesse will check if there would be a cost for us to hook into the line. The Board is concerned about the project interfering with the fair. Even after the trenches are filled, the ground settles. The settling and the dirt will be a

Bills for Approval:

| | | | | | |
|------|--------------------------|----------|------|--------------------------|----------|
| 2834 | Finance & Administration | 3,775.00 | 2849 | PGE | 177.34 |
| 2835 | Hillsboro Argus | 20.16 | 2850 | General Telephone | 120.27 |
| 2836 | Clarks Metal Products | 18.46 | 2851 | Hillsboro Garbage | 66.00 |
| 2837 | J Thayer | 9.73 | 2852 | Northwest | 50.77 |
| 2838 | IBM | 88.75 | 2853 | Pool Gardner | 51.53 |
| 2839 | Copeland Lumber | 75.54 | 2854 | Central Services | 20.79 |
| 2840 | Don's Plumbing & Heating | 9.30 | 2855 | The Times | 11.80 |
| 2841 | Chapman's Service Store | 49.00 | 2856 | Oregonian | 11.50 |
| 2842 | Belveal Sign Co. | 27.00 | 2857 | Mike Scott | 72.00 |
| 2843 | Joe Lipscomb | 15.96 | 2858 | Finance & Administration | 3,406.19 |
| 2844 | Sunshine Pizza Exchange | 19.25 | 2859 | Dancing Dragon | 12.50 |
| 2845 | Don Carter | 10.00 | 2860 | Alice Pohl | 4.54 |
| 2846 | Petty Cash | 24.06 | 2861 | Anthony's | 18.00 |
| 2847 | Kentucky Fried Chicken | 14.25 | 2862 | Christy's Delicatessen | 17.55 |
| 2848 | Dancing Dragon | 20.00 | | | |

during Happy Days and in the carnival area during the Fair. Five years ago the Fair Board gave the City a permanent easement for a water line, but now they are requesting approximately 30 more feet. Generally, the Board doesn't like the idea of another permanent easement. The Board directed Hesse to tell the City that work cannot begin until after the Fair. Hesse will also invite a City representative to a Board meeting for further discussion.

GILLEY
COMPANY

Bill Seal and Marshall Stevens presented the Gilley Company to the Fair Board. The company is commercial realtors located in downtown Portland. Cushman/Wakefield is Gilley's parent company. They have been involved in this area for approximately two years as they are representing Gardner & Beedon's 12 acres east of the Fairgrounds for sale. Mr. Seal has served on numerous commercial development committees related with this area.

The Gilley Company would like to help the Fair Board develop proposals to get the maximum income from the 8.5 acres. They realize that when the Board gets the requested zone change, the Board will need professional help to adequately market the property. The company would put together proposals; i.e., rental, joint venture, fee title, subordinate lease, motel vs. neighborhood center, etc., to help the Board choose the best option. The company would be working for the Board and not for developers; fee to be paid when a deal is made. The Gilley Company can give the Board some idea how developers are thinking today. The company seems to have good credentials in managing, leasing, and selling property.

Pflug asked Mr. Seal and Mr. Stevens if they thought 8.5 acres was a marketable piece of property. Mr. Stevens felt it was as long as the Board was open to different ideas; i.e., long enough terms, kind of use, etc. A grocery store needs approximately 4 acres, a 100 unit motel needs 5 to 10 acres, and a restaurant needs 1 1/2 to 2 acres. Mr. Stevens felt 8.5 acres would be the minimum working size to generate adequate income. He also said Intel and Tektronics use-support may help draw developers.

GRANDSTAND
CONCESSION

Ray Wold Booster and Senior Building Inspector for Washington County, presented the Board some modifications to the livestock barn plans from Beaver State Corporation and a drawing of suggested improvements of the grandstand concession. Wold feels the concession would be structurally damaged if it was moved around a quarter turn as proposed earlier. He suggests closing up the east end and opening up the south side for service. Presently people waiting in line are dangerously close to the arena fence. Serving from the south side would provide enough room to have the beer stand in the concession. The Boosters will still be willing to work on the project. They have already purchased some materials for inside improvements. The Board suggested putting in a wall to hide the storage area. The Board favors Mr. Wold's proposal.

LIVESTOCK
BARN

The main change in the livestock barn is moving the center door apart to make two separate doors leading to walk ways with stalls in the center. With this change the plans will match the existing barns. The Board discussed how close to build the new barn to the existing barn. Wold advised that the buildings could not be adjoining because of code; both the new and existing buildings would need to be structurally enhanced to carry a possible snow load. Hesse felt the plans submitted could be cut down a bit and still meet our needs. Swan is concerned that the building design may be outdated; he recently helped tear down six barns like the fairgrounds barns at the state fairgrounds.

Even if the barns are 20 feet apart, there would not be enough room to have a show or practice ring between them. Swan suggested running out the roof line to allow for extra stalls. In ten years space may be a problem; may want to have the buildings as close together as possible. There is not enough room to extend the back of the existing barn to meet our needs.

MOTION: MOVED BY JERRY PFLUG, SECONDED BY MIKE SWAN TO ACCEPT THE DESIGN PRESENTED BY RAY WOLD AND TO PROCEED WITH SPECIFICATIONS.
MOTION CARRIED.

Wold suggested using volunteers to build the building. Hesse did not feel it would be realistic because of the competitive bidding process and the large scope of the project. Perhaps the electrical work, construction of panels, and other small jobs can be done by volunteers. Mr. Wold offered to head a volunteer crew if necessary. The Boosters have donated \$4,000 to the project.

ACTIVE
20/30 CLUB

Al Mitts, Active 20/30 Club, asked the Board if the club could put a garbage compactor behind the current storage building at 28th and Cornell. Riviera Motors previously owned the compactor. The Club is receiving a large amount of garbage at the site, and the compactor would help them cut dumping costs.

The compactor will be painted white and will be about the same height as the building. The compacting unit has been rebuilt and is in relatively good condition. The Board is concerned it would be an eyesore to people driving east to west on Cornell. Hesse suggested that in exchange for storing the compactor in one of the barns, we would dump some of the fairgrounds scraps. Mr. Mitts agreed vandalism may be a big problem if the compactor was placed behind the center.

The Board did not think parking the compactor behind the center was a good idea, but agreed to work with Mitts for storage on the fairgrounds. The Board asked Mitts to bring in some pictures of the compactor before the March meeting. Hesse felt the Board and Club would benefit from storing the compactor on the fairgrounds. She didn't feel the Board should be responsible for maintaining the vehicle.

- C OF C The Board reviewed a letter from Grant Johnson, Chairman, Hillsboro
LONG RANGE Chamber of Commerce Long-Range Development Committee. Since Boyer could
DEV COMM not attend because of illness, his wife told Hesse if she had any ques-
 tions about the letter to talk with Larry Johnson. The Board decided
 to discuss the letter at the next meeting when Boyer could be present.
- ARCHITECTS/
PLANNERS The Board reviewed a letter from Van Lom/Kraxberger Partnership. The
 company introduced their interest in providing professional services
 in planning and designing the development of a hotel/motel complex on
 the 8.5 acres.
- RESTAURANT MOTION: MOVED BY MIKE SWAN, SECONDED BY JERRY PFLUG TO ADOPT THE FOL-
FEES LOWING RESTAURANT FEES FOR THE 1981 FAIR: \$225, NON-PROFIT RESTAURANT;
 \$250 PLUS 10 PERCENT OF NET FOR COMMERCIAL RESTAURANTS. MOTION CAR-
 RIED.
- OUTDOOR MOTION: MOVED BY MIKE SWAN, SECONDED BY JERRY PFLUG TO AMEND THE 1981
COMMERCIAL OUTDOOR COMMERCIAL EXHIBITOR FEE FROM \$9 PER FOOT TO AN 8' x 8' MODULE
EXHIBITOR FOR \$12.50 PER FOOT. MOTION CARRIED.
- HOTEL/
MOTEL TAX Hesse reported she had tried to contact Dan Potter, County Administra-
 tive Officer but received no return call. Commissioner Warren called
 Monday with the news the Commissioners had fired Potter. The Commis-
 sioners have not seen the Fairgrounds budget, hence, no action has been
 taken on the 1 percent hotel/motel tax for the fairgrounds. Hesse will
 report developments at the next meeting.
- DAIRY DEPT MOTION: MOVED BY JERRY PFLUG, SECONDED BY MIKE SWAN TO REGRETFULLY
 ACCEPT THE RESIGNATION OF KATHY TERHORST AS OPEN CLASS DAIRY SUPERIN-
 TENDENT AND INSTRUCTS THE DIRECTOR TO SEND A LETTER OF THANKS FOR
 FAITHFUL SERVICE.
- MOTION: MOVED BY JERRY PFLUG, SECONDED BY MIKE SWAN TO GLADLY ACCEPT
 PAUL LINDOW'S OFFER TO SERVE AS OPEN CLASS DAIRY SUPERINTENDENT FOR
 1981. MOTION CARRIED.
- HOMEMADE MOTION: MOVED BY MIKE SWAN, SECONDED BY JERRY PFLUG TO GLADLY ACCEPT
WINE DEPT LYNN ARMSTRONG'S OFFER TO SERVE AS OPEN CLASS HOMEMADE WINE SUPERIN-
 TENDENT FOR 1981. MOTION CARRIED.
- DESTRUCTION Joel Lewellen would like to meet with Jerry Pflug and Jerry Boyer to
DERBY discuss the number of destruction derbies to be scheduled in 1981.
 Hesse will arrange a luncheon meeting.
- SOFT DRINK The Fair Board reviewed proposals from Pacific Coca-Cola Bottling Com-
RIGHTS pany and Pepsi Cola Bottling Company of Portland for exclusive product
 rights for the 1981 Fair. Hesse advised contracting Pepsi Cola with
 the following added in writing to the proposal: a man on duty from
 9 a.m. to 9 p.m., 4-H Chuckwagon (Sheila Welton) to sell Pepsi ice for
 \$2.50 with 50¢ profit per bag, 20 cases of canned beverage for "Kid's
 Day." Pepsi has worked with the Washington County Fair for the past
 five years.

MOTION: MOVED BY JERRY PFLUG, SECONDED BY MIKE SWAN TO CONTRACT THE PEPSI COLA BOTTLING COMPANY OF PORTLAND FOR EXCLUSIVE PRODUCT RIGHTS DURING THE 1981 FAIR. MOTION CARRIED.

- M.E. ROOF Hesse reported the Main Exhibit Building roof is leaking again at both the north and south valleys. She has tried several times to contact Tony Knight, who recently fixed the roof but has received no response. Swan will try to contact Knight and report to Hesse.
- EXPO FUNDS County Counsel, Yvonne Sherlock, informed Hesse that both the principle and interest need to be returned to the Cascade Arabian Horse Club. The Board understood the interest to remain to cover unpaid costs (garbage, utilities, etc.) incurred during horse shows. In October 1979 the Board sent letters to every person who donated money to the Expo account on a refundable basis to find out which individuals would like to withdraw their donations. Three persons requested refunds; all representing interests of the Cascade Arabian Horse Club.
- The letters were sent by the direction of Fred Leutwyler, former director of Washington County Finance & Administration, and William Maurer, Accountant for Deloitte, Haskins & Sells. Now Ms. Sherlock is questioning the validity of that letter and checking to see whether the Board should issue refund checks to the other donors allowing them to redonate the money if they wish.
- Because the Board followed the directions of the County Financial Officer, they feel they have fulfilled their obligation to the donors. Therefore, the Board decided unanimously not to issue refund checks and directed Hesse to write a letter informing County Counsel of the decision.
- COMP PLAN CHANGE The hearing for a comprehensive plan change for 8.5 acres of fairgrounds property from Conditional Commercial to Commercial is scheduled for Tuesday, March 10, 1981, at 7:30 p.m. in the City Council Chambers. Hesse suggested at least two Board members attend the hearing to make a presentation and answer questions. The Board asked Jerry Pflug and Charles Colegrove to represent them. Director Hesse asked the Board to help solicit community participation at the hearing. The Boosters agreed to send a letter of support. Hesse feels the fairgrounds needs a lot of community backing to make this first step successful.
- BOOSTER MEETING The Boosters have donated \$4,000 to help in the construction of the new livestock barn. They have also agreed to send a letter of support to the Board of County Commissioners concerning the Fair Board's request for a 1 percent increase of the hotel/motel tax to be dedicated to the fairgrounds. The Boosters will testify in favor of the Comprehensive Plan Change for 8.5 acres of the fairgrounds property. The Boosters are planning to make improvements on the grandstand concession.
- SUMMER EMPLOYEES Hesse reported she has tried several times to get in touch with Jeff Rodgers concerning his accident report. The Fair Board agreement with Rodgers stated he would not be covered by SAIF, and he told Hesse he

was covered under his parent's insurance policy. When he filled out his report he gave Washington County Fair Board as his employer. As a result Hesse was informed by SAIF that the Board is responsible for SAIF payments on Rodger's wages. Although Hesse feels disappointed with Rodgers, Pflug felt he may not have done this intentionally.

Hesse has heard Rodgers does not plan to work at the fairgrounds this summer, and is considering hiring Tony Gendvilas, an optometry student at Pacific University and who is currently giving dog obedience classes at the fairgrounds. The Board reviewed two letters of recommendation for Gendvilas. Based on Fair Board recommendations, Hesse is planning to hire two maintenance men for the summer instead of one.

Since the Board has been pleased with Jeff Rodger's past performance, they asked Hesse to contact him to make sure he doesn't plan to work this summer.

MOTION: MOVED BY MIKE SWAN, SECONDED BY JERRY PFLUG TO HIRE TONY GENDVILAS AS A MAINTENANCE ASSISTANT FOR THE SUMMER. MOTION CARRIED.

HB 2382

The Board noted House Bill 2382 introduced by Glenn Otto. The bill would update each county's cash value of taxable property which hasn't changed since 1957. With the change, Washington County Fair would receive approximately \$3,000 more from the Oregon Racing Commission. Hesse will be testifying on behalf of the bill on Thursday, February 12, at the State Capitol in Salem.

LIVESTOCK
PANELS

Swan reported lumber to build livestock panels is 17¢ a foot. An 8 foot panel is 46 linear feet, costing \$7.82; and a 6 foot panel is 38 linear feet, costing \$6.46. Swan with the help of several students could make 100 panels in 4 or 5 hours. The Board will consider using contingency funds to build the panels.

BLEACHERS

Bob Kirkland of the Rodeo Committee suggested placing the new set of bleachers for the arena just to the south side of the grandstand. The Rodeo Committee would then move the gate to the center where the old chutes are now located. If the bleachers are located where originally planned, they will be in the cowboy and stock working area. From the audience standpoint the change would give a better line of vision. Swan felt this would also round out the arena.

Hesse reported she expects the bleachers to be delivered in a week to 10 days. At their next meeting, the Board will walk out to the arena and measure to make sure there will be room to change the bleacher location. Mr. Kirkland or Gene Seibel will attend the meeting representing the Rodeo Committee.

MULTI-
PURPOSE
BUILDING

Swan met Wednesday afternoon with George Horner concerning Horner's letter to Senator Hatfield regarding federal funding information. Swan passed out copies of the letter to Board members. Senator Hatfield responded suggesting a meeting with his field representative, Lon

Fendel, and representatives from Packwood and Aucoin's office to help revise our request for a multi-purpose building to meet federal funding requirements. Hesse noted Sen. Hatfield is Chairman of the Appropriations Committee.

Several community members including Commissioner Warren will be meeting Friday, February 13, 1981, at 3 p.m. in the Conference Room at the Courthouse to solidify their thoughts about the proposed multi-purpose building. After this meeting, a meeting will be scheduled with Mr. Fendel.

Hesse reported Commissioner Lucille Warren will be going to Washington D.C. soon and offered to talk with Sen. Hatfield on our behalf.

NEXT
MEETING

The next regular Fair Board meeting is scheduled for Wednesday, March 4, 1981, at the Fairgrounds office beginning at 4:30 p.m.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Valerie Bentley

A G E N D A

WASHINGTON COUNTY FAIR BOARD
Regular Meeting Wednesday, February 4, 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 items(s) on the agenda prior to the Board's discussion and decision. It is respectfully requested that those addressing the Board state their name for the record.

5 p.m. - Bill Seal, The Gilley Company

5:30 p.m. - Al Mitts, Active 20-30 Club, regarding parking a Dodge garbage compactor near the recycle center.

- *3. Minutes from January 7 & 14, 1981, meetings, for approval.
- *4. Bills for approval (enclosed).
- *5. Financial recap for December (enclosed).

MOTION: MOVE THAT ALL CONSENT AGENDA ITEMS BE ADOPTED.

6. Correspondence: (1) Commissioner Dagg, (2) National Four Wheel Drive Pull, (3) City of Hillsboro on storm sewer, (4) C of G Long Range Planning Committee, (5) Architects/Planners letter.
7. Restaurant contracts - set fee, 1980 fee: \$195 for non-profit, \$225 plus 10% of net for commercial.

MOTION: 1981 NON-PROFIT RESTAURANT FEE SHALL BE \$225 AND COMMERCIAL RESTAURANT FEE SHALL BE \$250 PLUS 10% OF NET.

8. MOTION: CHANGE THE COMMERCIAL OUTDOOR FEE FROM \$9 PER FOOT TO AN 8 x 8 MODULE FOR \$100.
9. 1981-82 Budget - Hotel/motel tax, etc.
10. Board Action: Resignation from Open Class Dairy Superintendent, Kathy Terhorst. Kathy will continue being in charge of the milk parlor.

MOTION: THE FAIR BOARD REGRETFULLY ACCEPTS ACCEPTS THE RESIGNATION OF KATHY TERHORST AND INSTRUCTS THAT A LETTER OF THANKS BE SENT TO HER FOR HER FAITHFUL SERVICES.

11. Board Action: Paul Lindow has volunteered to be Open Class Dairy Superintendent.

MOTION: THE FAIR BOARD GLADLY ACCEPTS THE OFFER OF PAUL LINDOW TO BE 1981 OPEN CLASS DAIRY SUPERINTENDENT.

12. Proposal from Coca Cola and Pepsi for exclusive products rights for the 1981 Fair. (Proposals enclosed).

MOTION: ACCEPT THE PROPOSAL FOR EXCLUSIVE SOFT DRINK SERVICE FROM THE PEPSI COLA BOTTLING COMPANY OF PORTLAND FOR THE 1981 FAIR.

13. Report on Expo funds and roofing problems. (Correspondence enclosed).
14. Hearing for comprehensive plan change on 8.5 acres of fairgrounds property will be Tuesday, March 10, 1981, at 7:30 p.m. in the City Council Chambers. At least two board members must be present to make a presentation and answer questions.
15. Hesse report on Fairgrounds Booster meeting held January 28, 1981.
1. Boosters donated \$4,000 to proposed livestock barn.
 2. Will send a letter to Washington County Board of Commissioners on Fair Board request to seek 1% hotel/motel tax.
 3. Will testify in favor of comprehensive plan change.
 4. Will work on grandstand concession.
16. Report on work schedule. Would like to hire Tony Gendvilas for summer. He is an optometry student at Pacific University and currently giving dog obedience class two nights a week at the fairgrounds. (Information enclosed).
17. Informational: HB 2382 as introduced by Glenn Otto at the request of Oregon Fairs Association. (Copy of bill and statement enclosed).
18. Construction of livestock barn and 100 panels for livestock pens. Cost report from Mike Swan. Eight foot panel is 46 linear feet, six foot panel is 38 linear feet. Both at 17¢ a foot. $8' - 7.82 / 6' - 6.46$
19. Next Fair Board meeting will be Wednesday, March 4, 1981, at 4:30 p.m.

- + Congratulations to Jerry Pflug, Oregon Athletic Director of the Year.
+ Also congratulations to Addy Hesse for receiving 1980 Outstanding Young Woman of America award.

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