

Poe

Washington County Fair Board
Regular Meeting
4:30 p.m., Wednesday, February 7, 1990

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. Audience members are also welcome to comment at the time the agenda topic is being discussed by the board. It is respectfully requested that those addressing the board state their full name for the record.

*3. A. Bills for approval (enclosure, pages 3 - 4)
B. Detail of income received (enclosure, pages 5 - 6)

*4. A. Financial Position (enclosure, page 7)
B. Financial Recap (enclosure, pages 8 - 12)

*5. A. January 3, 1990 Fair Board Minutes (enclosure, pages 13 - 18)

*6. A. January 1990 Off-Season Calendar (enclosure, page 19)
B. February 1990 Activities Calendar (enclosure, page 20)

* Consent Agenda: Any item may be removed for separate consideration upon request of any board member or any member of the audience.

7. Fair Organizations' Report:

- A. Fairgrounds Booster Report
- B. Rodeo Board Report

8. Maintenance Report:

9. Old Business:

- A. Presentation by Economic Resources
- B. Rental rates for groups contributing to fairgrounds (i.e. Garden Club)
- C. Report WFA Convention

10. New Business:

- A. Discuss Rena Cusma's article regarding sports facility

11. Non-Agenda Items:

- A.
- B.

WASHINGTON COUNTY FAIR BOARD
FEBRUARY 7, 1990

Fair Board

Jeanne Leeson
Lloyd Baron
Rocky Williams
John Thomas
John Meek

Staff

Cal Wade
Sue Oxendine
Mike Wold

Guests

Carl Goebel
Vernon Shahan
Sonny Condor
Connie Potter

Meeting was called to order at 4:30 p.m. by Chairman Baron.

CONSENT AGENDA

Baron questioned the minus amounts showing under Fair Ops. on the Expense Report. Wade explained the line items are new and no budgeted amounts were assigned to them. The expenses are broken off of the Off Season Expenses. If the two are combined no overage would be shown.

An overrun is expected on personnel costs. Up to a couple of months ago, there was a two month "float" with the billing which allowed for a carryover at year's end. Personnel costs are now being paid bimonthly to avoid high interest charges.

MOTION: MOVED BY JEANNE LEESON, SECONDED BY JOHN THOMAS TO ACCEPT THE CONSENT AGENDA. MOTION PASSED.

BOOSTERS REPORT

No report. Vern Shahan was welcomed as the new Boosters' President.

RODEO BOARD REPORT

The Court has been selected. The Queen is Brenda Eagle; Princesses are Vicki Brown and Kim Ditzworth. The Board is planning to ready the arena before the High School Rodeo in June. They would also like the PI to replace the panels taken down in October.

MAINTENANCE

McAuley is attending a County Auction meeting. Wade reported January projects included painting the Main Exhibit Building ceiling white. The painting was done by the Active 20/30 Club. McAuley is building display cases for the Wine & Beer Division and tables for Land Products. The Cloverleaf gate was destroyed during the storm which necessitated hours of cleanup. A prototype panel for the North Show Ring was constructed for approval by the Livestock Association. The Touch and See Barns are getting a face lift with improvements to cages.

ECONOMIC RESOURCE REPORT

Carl Goebel and Sonny Condor presented a proposal for further consultation work to ready for the proposed bond measure.

Serious consideration needs to be given to the name of the fairgrounds. Fairgrounds denotes fairgrounds types of activities

whereas the fair board is trying to attract diverse interest groups who will be interested in using the facility. Wade and Goebel have come up with the name "Fair-Plex" for the project.

The financial feasibility study Economic Resources submitted dealt with the Multi Purpose Pavilion. Goebel felt there was strong and positive feedback from the County Commissioners. Other issues were brought forth in the meeting though that dealt with larger dollar volumes.

These numbers need to be clarified and justified before a marketing program can be started. Goebel feels it is essential that the capital improvement list Wade has worked on be clarified and project definition writeups be done so the program can be presented to and understood by interested parties.

Further study will involve other professionals such as engineers, landscape architects, architects, and designers.

Project information will include 1) what is to be done 2) which building and/or area is affected 3) the different user groups and numbers 4) cost of the project 5) timing of the project 6) consistency with the feasibility study to avoid duplicity and 7) if other revenues will be generated such as grant funding or user fees.

Once the project information is defined the document will be prepared to sell the program. Steps included in document preparation include revising the revenue/expense data, incorporating the new capital improvement program in the new expense/revenue data, and adjusting the facility use with the revenue generated. New proformas will be calculated to determine the implications of the new capital improvement program before proceeding.

The fair board will then have to decide whether or not to proceed. If they chose to do so financial costs (attorneys, bond council, etc.) will be determined and a bond schedule produced. A complete detailing of the "double barrel" approach will show the impact of the bonds on the property tax payer vs. revenue generated from rentals.

The final report document will be taken to special interest groups to help sell the project.

Economic Resources see their role as technical advisors to the campaign committee and fair board. They would provide the data the committee will require to educate the voters. Economic Resources would recommend program changes should the need arise and revise the report as needed.

Support contacts would include community and user groups. Primary contacts would be study contributors who have been used to gather information for the study. Contact with the County Administration and Commissioners to bring them into a supporting role is particularly important.

Condor added that the fairgrounds is now in an unique position. The economy is strong, Washington County is growing, the location is where things are happening. This is an opportunity to make something happen at the fairgrounds that will have a lasting and good impact on the County.

Economic Resources do not recommend going in May for the bond issue. To do a good selling job and to gather the necessary data for the project report additional time is needed. The board concurred.

OTA has postponed a decision until March. The Commissioners would rather not proceed with the bond issue until OTA has made a decision.

Meek estimated 6 to 8 weeks to get the project report together. A cost proposal from Economic Resources is also needed. Meek stated the board should proceed with capital revisions to narrow the focus of exactly how much is needed.

The suggestion was made to try for August 14, 1990. The fair would be fresh in the minds of the voters and the bond issue may be easier to approve. The boosters could have a booth at the fair to help educate and inform the voters of the proposed improvements.

\$100,000 will be needed to do a mail ballot. The board has a reserve of \$200,000 to fund projects and the mail ballot. If OTA comes through the required matching funds will take all the reserves. Money will have to be borrowed to finance the campaign.

The board asked Goebel and Condor to prepare a detailed cost estimate of the proposed work. A special meeting February 14, 4:30 PM was called to review the proposal.

RENTAL RATES FOR GROUPS CONTRIBUTING TO THE FAIRGROUNDS

The board decided this should not become a policy matter but instead left to the discretion of the manager.

RENA CUSMA'S ARTICLE REGARDING SPORTS FACILITY

Wade attended a meeting at the Chamber to brainstorm with County and City officials, Rep. Al Young, and others who might have interest or influence with the Blazers or other individuals who have expressed interest in constructing a domed sports facility in Washington or Clackamas County.

The result was that Hillsboro is not interested in having something of this magnitude this close to downtown because of the problems it would create. METRO might take over the fairgrounds if the arena was located on the fairgrounds property.

The location option discussed was Ronlan Acres. It provides good freeway access and has adequate acreage to handle a facility of this size.

Everyone at the meeting felt Cusma's article is a political move to get the Memorial Coliseum to face the issue of expansion.

VOLUNTEER HELP

Baron is researching the concept of volunteers to help out office staff at the fairgrounds when additional personnel is needed.

GRANT APPLICATION

Wade is writing a grant application for a special county fair grant program. The money would go toward refurbishing the Main Exhibit Building. 15% of fairgrounds' money must be included.

The application must go before the County Commissioners for a public hearing and approval by Chairman Hays.

MOTION: MOVED BY JEANNE LEESON, SECONDED BY JOHN THOMAS TO APPROVE THE GRANT APPLICATION AS WORDED. MOTION PASSED.

SECURITY

The shop has experienced two thefts of copper wire and arc welding leads over the past few weeks. The police have assigned a special detective to the case. McAuley has researched security systems for the shop and office. Preliminary figures indicate the system for the shop would be approximately \$2,655 and the office system \$895.

MOTION: MOVED BY ROCKY WILLIAMS, SECONDED BY JOHN THOMAS TO PROCEED WITH THE SECURITY SYSTEM. MOTION PASSED.

OFFICE SPACE IN MAIN PAVILION

Bob Davis has approached Wade about including office space for the Watermaster and Extension Service in the proposed Main Pavilion.

Wade feels the Administration is sending a message to the fair board that they are behind the board in passage of the bond issue.

Wade has asked Norman Chan of the Administration Office to re-research the armory. The state purchased it in 1953 for \$10. Chan is looking for past financial agreements between the fairgrounds and state regarding armory usage.

Meeting adjourned at 6:30 p.m. into Executive Session. The next regularly scheduled Fair Board meeting is March 7, 1990, 4:30 PM