

M I N U T E S
Washington County Fair Board

Minutes of a special meeting of the Washington County Fair Board held June 22, 1981, in the Fairgrounds office beginning at 4:45 p.m.

ATTENDANCE	<u>Fair Board</u>	<u>Director & Staff</u>
	Jerry Boyer Charles Colegrove Agnes DeLashmutt Jerry Pflug Mike Swan, absent	Adeline Hesse Valerie Bentley
	<u>Guests</u>	
	Yvonne Sherlock, Assistant County Counsel Joel Lewellen, Destruction Derby Committee Mike Fox, Destruction Derby Committee Ron Herinckx, Destruction Derby Committee Bob Osmondson, Destruction Derby Committee Gary Backstrom, Destruction Derby Committee Fred Boyles, Rodeo Committee Tim Erwert, Assistant City Manager Jim Cochell, Oregon Skate	

M.E. ROOF The Fair Board reconvened to a special meeting at 5: 10 p.m.

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY AGNES DELASHMUTT INSTRUCTING COUNTY COUNSEL TO FILE A CONTRACT ACTION AGAINST BEAN & DYCKE ROOFING AND DYCKE INDIVIDUALLY FOR MISREPRESENTATION AND NEGLIGENCE. MOTION CARRIED.

BMX TRACK Chairman Boyer and Hesse met with Park Commission member Ron Desrosiers and Park Director Russ Sterenberg on June 9 to discuss mutual concerns about a BMX track on the Washington County Fairgrounds. Access, restrooms, policing, unloading, concessions, and parking are several of the concerns.

Desrosiers called the American Bicycle Association in Texas and found out they have recently sanctioned a track at the Alpenrose Dairy. The ABA would prefer to sanction a track for a non-profit organization. The major cost of a track is the land.

Hesse reported that Clackamas County charges full rent for the bicycle track and renters are required to have security an hour before the event.

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY JERRY PFLUG NOT TO APPROVE A BMX TRACK ON THE FAIRGROUNDS AT THIS TIME. MOTION CARRIED.

PUBLIC SERVICE ANNOUNCEMENTS Hesse reported she followed up on the lead from Pflug to contact Ted Bryant at KOIN-TV. KOIN will run 10-second public service announcements for the Washington County Fair from August 5-12. Joan Erwert has done the necessary production work. Hesse and Erwert also plan to visit other TV stations the day they deliver copy to KOIN.

COMP CHANGE Jerry Pflug reported the Hillsboro City Council approved the Fairgrounds Commercial Zone at their June 16 meeting. Hesse received word that the Planning Commission is holding the Fair Board's \$300 in lieu of applying for a zone change for 8.5 acres of fairgrounds property. After a discussion with Assistant City Manager Tim Erwert, Hesse feels the original Port of Portland

report will need to be revised before applying for a zone change. The Board expressed a bit of exasperation about the repetition involved in applying for a zone change. The Board directed Hesse to make application for a zone change for 8.5 acres from Public Facility to Fairgrounds Commercial Zone.

BARN

The height of the new livestock barn has been changed. Chairman Boyer feels the Board should be more cautious when utilizing donations. Many times we have used volunteer help and projects have ended up costing more than if the Board would have hired professional services. Boyer pointed out that when using volunteers, the Board has no recourse if there is a problem.

DESTRUCTION
DERBY
DUTIES

The Fair Board met several Destruction Derby Committee members in the grandstand area. The new bleachers were not totally assembled on Saturday, June 20, because several parts were missing. Safway Scaffold will finish setting up the bleachers later in the week. The bleachers will be finished for the PeeWee Rodeo this Saturday and Sunday.

Joel Lewellen mentioned two major problems as he described the staging area to the Fair Board. First, there is a definite need for lights in the staging and line-up area. Second, there is a need for a separate P.A. system in the line-up area. The biggest obstacle during the derby is getting the drivers lined up. Lights and P.A. system would help this problem. Bleachers will be set up for the drivers. Lights will be necessary for the August 12 derby.

Lewellen has 46 cars signed up as of today and says we can expect as many as 20 more.

The Rodeo Committee will be bringing in about 100 loads of spoil from a local arena. The Board is concerned the spoil will make the arena too soft for the derby.

The group decided to use walkie-talkies and bullhorns for the July 4 derby. Having two separate P.A. systems may be too confusing for both drivers and audience.

The fairgrounds maintenance crew will move the shack from the east of the arena to the west side with the entrance to face east. The Committee designated three poles for extra lighting in the staging area. Hesse noted these items should have been specified in the budget.

The Fair Board directed Hesse to contact Ken Leahy to see if his grader and water truck would be available for the derby. Hesse said she would ask about renting the equipment but would not be able to ask Leahy to donate the equipment and time.

Hesse asked Lewellen to turn in the list of drivers for the program on the Thursday before derby.

LIVESTOCK
BARN

The Fair Board viewed construction of the new barn. They decided to build the roof and ease troughs on the milking parlor to match the rest of the buildings. In the future the Board hopes to utilize the area between the old and new barns. Hesse pointed out that the posts had to be cut back several feet in order for the new barn to match the beef/dairy barn.

DESTRUCTION
DERBY The Board directed Hesse to figure the costs of fulfilling the Destruction Derby Committee's request for lights and P.A. system. They will review these costs at the July 8 meeting.

If Ken Leahy wants more than \$250 for the use of his grader and water truck, the Board will use the fairgrounds equipment. The Board realizes Leahy has done a lot of volunteering for the fairgrounds, and they do not want to pressure him at all.

The Rodeo Committee will have someone cut and bale the grass to the south-east of the main arena. The Board discussed possibilities for cutting if the weather wouldn't allow saving the hay. Mrs. DeLashmutt and family will be assisting in the project.

BMX TRACK Mr. Cochell again expressed his desire to have an ABA sanctioned track at the fairgrounds. Boyer and Hesse met with Mr. Desrosiers and Mr. Sterenberg and all felt there were too many drawbacks to the proposed site. The Board decided earlier during the meeting to table a decision until further information is available. The Board felt the new track at Alpenrose might meet the current community need for a bicycle track. Cochell pointed out the Alpenrose track is 15 miles away and the Riverside track is 40 miles from Hillsboro.

Assistant City Manager Tim Erwert is representing Mr. Desrosiers of the City Park Commission. Erwert said the ABA was concerned about sanctioning another track in the area, since there is a low level of bicycle racing interest in the Portland metro area. The ABA would not sanction any events at a Hillsboro track the same day Alpenrose has an event. But the ABA didn't say they would withhold a sanction altogether.

There would be no other land on the fairgrounds available for a track until after the Board has revised the long-range plan. The Board would not feel comfortable allowing a track on the fairgrounds until all the problems are solved. Cochell said he would be back and that he will see an ABA track in Hillsboro. The Board thanked Cochell for attending the meeting.

COMP
CHANGE Erwert explained to the Board the three steps involved in their request for a zone change. 1) Amend the comprehensive plan map, 2) create a zone to meet the Fairgrounds needs--Fairgrounds Commercial Zone, 3) Acquire a zone change. The Board is ready to start the final step.

The Board needs to complete an application for a zone change. Erwert said he would be glad to assist the Board if he could. The application would go before the Hearings Board. There are three different ways to pursue the zone change. First, the city could initiate the change for the fairgrounds and adjoining property owners. Second, the Fair Board can apply for the fairgrounds alone. And third, the city could initiate the change separately for the fairgrounds and adjoining property. The quickest way would be for the Fair Board to apply for the change. Application fee is \$300. If the city initiates the change, there is no fee; but the process is longer. Chairman Boyer thanked Mr. Erwert for attending the meeting. The Board's first reaction is to let the city initiate the zone change depending on the length of time the process takes.

- RADIO
ADVERTISING The Board reviewed the pros and cons of advertising with KUIK. KUIK presented two proposals to the Board. The first costing \$1,500 and including broadcasts from the fair and a free trip to Hawaii. The second costing \$400 for either 29 :60 second spots or 34 :30 second spots. Hesse pointed out the advertising budget allows for \$400 of advertising with KUIK.
- HOTEL/
MOTEL TAX The Board of County Commissioners had the first reading of Ordinance No. 253 which increases the hotel/motel tax in Washington County to 8 percent with a full 1 percent dedicated to the fairgrounds. Hesse anticipates the usual three readings plus one public hearing.
- LIVESTOCK The Board recommended moving Open Class beef and dairy animals to the new barn and filling the old beef/dairy barn with 4-H/FFA swine and goats, and FFA sheep as space allows.
- PERSONNEL Hesse is very pleased with Russ Dyche's performance and would like to hire him for the maintenance supervisor position. Dyche has expressed an interest in moving onto the fairgrounds.
- MOTION: MOVED BY JERRY PFLUG, SECONDED BY CHARLES COLEGROVE TO HIRE RUSS DYCHE AS MAINTENANCE SUPERVISOR, WAGE TO BE \$900 PER MONTH COMMENCING SEPTEMBER 1, 1981. MOTION CARRIED.
- Dyche will work through the fair at \$750 and begin the new position in September. Mr. Smith will continue as maintenance until then.
- TICKET
SELLERS Hesse requested the Board be on the lookout for possible ticket sellers and takers for the 1981 fair. This year ticket sellers will earn \$2.50 per hour and ticket takers \$2.00 per hour.
- MULTI-
PURPOSE
BUILDING The Agricultural Center Committee met on June 12 to discuss new possibilities for financing construction of a multi-purpose building on the fairgrounds. The group will be meeting again on June 26 to solidify their thoughts on building size, layout and cost per square foot. After the Committee has some specifications, they will present the proposal to the Fair Board for input.
- ACCIDENT The Board reviewed a memo concerning an accident which occurred on June 6 during the County surplus auction. A young boy was riding his bike around the old jail while his mother attended the auction. The boy was struck by one of the jail gates. The gate is heavy and the details about how it fell are sketchy. The memo reports the boy ran into the gate which made it fall.
- Hesse talked with the boy's mother, and the mother said the boy required stitches in the back of his head and had a broken vertebrae. Hesse will report to the Board as the situation develops.
- FIRE
INSPECTION The Board has 30 days to correct the violations found by the State Fire Marshall. The city inspected the grounds at the same time. Hesse suggested buying glass enclosed fire extinguishers for several problem locations. The Board agreed it is important to correct the problems and keep the fairgrounds open.
- MOTION: MOVED BY AGNES DELASHMUTT, SECONDED BY CHARLES COLEGROVE TO APPROVE USING FUNDS FROM CONTINGENCY TO CORRECT VIOLATIONS FOUND BY THE STATE FIRE MARSHALL. MOTION CARRIED.

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NEXT
MEETING

The next regular meeting of the Fair Board will be July 8, 1981, at the fairgrounds office beginning at 4:30 p.m.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Valerie J. Bentley

Executive Session
Washington County Fair Board

Minutes of an Executive Session of the Washington County Fair Board held June 22, 1981, at the Fairgrounds office beginning at 4:30 p.m.

Attendance:	<u>Fair Board</u>	<u>Director & Staff</u>	<u>Guest</u>
	Jerry Boyer	Adeline Hesse	Yvonne Sherlock, Assistant
	Charles Colegrove	Valerie Bentley	County Counsel
	Agnes DeLashmutt		
	Jerry Pflug		

At a special meeting on September 15, 1978, the Board decided to accept Bean & Duyck's bid to install Owen-Corning fiberglass shingles. The Board agreed to go with shingles because metal was expensive, difficult to repair, and tends to drip and sweat inside. Duyck was referred to the Board by a Booster member because Duyck had recently roofed his church.

The Board did release Owens-Corning from the single warranty. Yvonne Sherlock, Assistant County Counsel, felt the Board should have known something was wrong since the company asked to be released from the warranty. Boyer reasoned releasing the warranty would have nothing to do with the workmanship. Sherlock explained the allegations against Bean and Duyck are negligence and misrepresentation.

Between September 15 & 19, 1978 Owens-Corning decided they could not guarantee the shingles because of the structure of the roof. Duyck stated that the guarantee was not that important. He also stated the Board would still be getting a 20 year roof. After a telephone survey the Board decided to go ahead with Bean & Duyck roofing.

Sherlock stated the Board would need to begin court action before November 1981. She feels the Board should file and let Bean & Duyck's attorney make an offer. The Board instructed Sherlock to file a complaint soon.

Hesse thinks that Duyck's bid was so low because he used apprentice help on the job. A corporation can be sued up to 5 years after they dissolve. One drawback would be the corporation may no longer have any assets left.

Duyck's bond expired in October 1978 and the roof began leaking in November 1978.

County Counsel will be filing a contract action suit. The Board agreed it would be best to file as soon as possible.

The Board has made \$750 worth of repairs and the roof still leaks. Estimated to cost about \$15,000 to \$18,000 to totally repair the roof now.

A representative from Owens-Corning took several shingles to test their quality, but the response was so vague it was of no help.

The maintenance crew discovered that Duyck actually shingled over a portion of the roof before first placing plywood down. The Board supplied Duyck with plywood to make such repairs. It's hard to tell exactly where the roof leaks, because the water runs a distance before falling to the floor.

Sherlock feels the Board doesn't have a perfect case, because they released the single manufacturer from the warranty. Hesse asked Sherlock to write Owens-Corning for a more specific answer on the shingle quality.

The Board thanked Ms. Sherlock for attending.

Executive Session adjourned at 5:10 p.m.

Respectfully submitted,

Valerie J. Bentley

A G E N D A

WASHINGTON COUNTY FAIR BOARD
Special Meeting Monday, June 22, 1981
Fairgrounds Office 4:30 p.m.

1. 4 p.m. Dinner at the Fairgrounds office.
2. 4:30 p.m. Call meeting to order.
3. 4:30 p.m. Yvonne Sherlock, Assistant County Counsel. Call the meeting into Executive Session to discuss possible litigation on Main Exhibit Building roof.
4. Adjourn out of Executive Session and document in minutes decision on roof matters.
5. 5:30 p.m. Meet at the grandstand to review job responsibilities for Destruction Derby. Joel Lewellen will be in attendance.
6. 6 p.m. View construction site of new livestock barn.
7. 6:15 p.m. Proposed Hillsboro BMX track and report from Jerry Boyer on meeting with Hillsboro Parks & Recreation Commission representatives held June 9.
8. Discuss advertising program proposal from KUIK. (Enclosed 30/60 package per Fair Board request.)
9. KOIN-TV will run 10-second public service announcements from August 5-12. Joan Erwert has done our production work. We plan to visit other TV stations the day we deliver our copy to KOIN.
10. Report from Jerry Pflug on June 16 City Council meeting. Re: Zoning.
11. Hotel/Motel tax ordinance No. 253 first reading June 16, 1981, enclosed. Also enclosed Newsclipping--Beaverton Chamber of Commerce request for \$20,000 hotel/motel money.
12. What type of livestock does the Board want housed in the new barn?
13. We need three ticket sellers @ \$2.50 per hour and one ticket taker @ \$2 per hour.
14. Accident on the Fairgrounds June 6, 1981, (County report enclosed).
15. Report from Mike Swan on Agricultural Center Committee.
16. Enclosed is a reminder on upcoming important dates.
17. Next Board Meeting is Wednesday, July 8, at 4:30 p.m. at the Fairgrounds office.

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

Record of Telephone Survey
Saturday, June 20, 1981
7:30 a.m.

A special telephone survey was taken of the Fair Board on Saturday, June 20, 1981, at 7:30 a.m.

The topic of discussion was an error on blueprints of the livestock barn. The building's center poles were designed four feet higher than the Board requested. The blueprints were the donation of a local designer; therefore, the Board has no recourse available.

The designer visited the Open Class Beef/Dairy barn on two occasions and was asked to design a building exactly like the Beef/Dairy barn that would meet City code.

Hesse asked each Fair Board member if they were in favor of stopping the construction and having the poles cut down to match the construction of the Open Class Beef/Dairy barn. Cost of an additional \$500 for labor and equipment rental.

Boyer - yes	Colegrove - yes
Pflug - yes	Swan - on vacation
DeLashmutt - yes	

Senior Building Inspector for the City of Hillsboro Barney Collins gave permission at 8 p.m. on June 20, 1981, to cut the poles back. Green Gables represented by Nels Gabbert, Corporate Officer, gave permission for the change and said they would stand behind the work with the change.

Respectfully submitted,

Adeline Hesse, Director
Washington County Fairgrounds

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