

# WASHINGTON COUNTY FAIR COMPLEX

Board Meeting

June 8, 2005

Floral Building  
Washington County Fair Complex  
873 NE 34<sup>th</sup> Avenue  
Hillsboro, Oregon 97124

Regular Session – 4:30 p.m.  
Executive Session – 6:30 p.m.\*

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\* If necessary.

# AGENDA

# NOTICE OF MEETING

Washington County Fair Complex Board of Directors  
Regular Meeting: Wednesday, June 8, 2005, at 4:30 p.m.  
Executive Session: Wednesday, June 8, 2005, at 5:30 p.m.\*  
Floral Building  
Hillsboro, Oregon 97124

A. Richard Vial, Chair  
Herbert Hirst, Vice Chair  
Kathy Christy, Secretary  
Dan Logan, Member  
W. Rafe Flagg, Treasurer  
Kathy Schmidlkofer, Member  
Ken Madden, Member

## Standing Committees

**Air Show & Airport Interface**  
Herbert Hirst, Board Member

**Booster/Coalition Liaison**  
Kathy Schmidlkofer, Board Member  
Dan Logan, Board Member

**Development Committee**  
Rich Vial, Chair  
Herbert Hirst, Board Member  
W. Rafe Flagg, Board Member

**Fair Visioning Committee**  
Kathy Christy, Chair  
Dan Logan, Board Member  
Ken Madden, Board Member

## 51 Days to the 2005 Washington County Fair & Rodeo

- A. **Call the Regular Meeting to Order:** All matters noticed and listed on this 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.
- B. **Public Welcome – Audience Time:** This time is provided for members of the audience to comment on any item(s) not on the regular agenda. At the discretion of the Board Chair, each individual's comments may be limited to two minutes. Audience members, when recognized by the Board Chair, may also comment at the time agenda topics are being discussed by the Board. It is requested that those addressing the Board state their full name, address and organization represented.
- C. **Consent Agenda:** All Consent Agenda items shall be approved without discussion and with one motion except those items removed from the Consent Agenda by a Board member or a member of the public attending the meeting so requesting. If a matter is removed, it shall then be considered, discussed and voted on individually, after the Consent Agenda has been approved.
1. Financial Statements
    - A. Budget Overview – April 2005
    - B. Balance Sheet – April 2005
    - C. Other, if any
  2. Fair Board Minutes – May 2005
  3. Facility Use Schedule – June 2005
  4. Other, if any

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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.

#### ***D. Special Reports***

1. 4-H Report – John Baggott, OSU Extension Service
2. Fair Boosters Report – Ed Kristovich, Booster President
3. Air Show & Airport Interface Committee – Herbert Hirst, Board Member
4. Fair Visioning Committee – Kathy Christy, Board Members
5. Booster/Coalition Liaison, Kathy Schmidlkofer, Board Member
6. Treasure's Report – W. Rafe Flagg, Board Member
7. Operations Report – Don G. Hillman, Executive Director
8. Other, if any

#### ***E. Old Business***

1. Redevelopment Update, if any
2. 4H Uses of Complex Facilities - Baggott
3. Amphitheatre Proposal - Boosters
4. Other, if any

#### ***F. New Business***

1. Advertising, Canvassing & Soliciting Policy - Amendment
2. Other, if any

#### ***G. Announcements***

1. Calendar of Events
2. Other, if any

#### ***H. Correspondence***

1. Letters and Cards, if any
2. Other, if any

#### ***I. Board Oral Communications***

#### ***J. Other Matters of Information***

1. Booster Meeting Minutes – April 2005
2. Newspaper Articles, if any
3. Other, if any

#### ***K. Adjourn***

\*Executive Session pursuant to ORS 192.610-192.690 to discuss Real Estate matters and/or Personnel issues immediately following the regular Fair Complex Board meeting, if deemed necessary.

## CONSENT ITEMS

**WASHINGTON COUNTY FAIR COMPLEX**  
**Budget Overview July 2004 - April 2005**

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**Mission Statement:** The mission of the Washington County Fair Complex is to provide excellent facilities and services in a self-supporting manner for the following purposes:

- |   |   |
|---|---|
| 1. Preserve the annual County Fair & Rodeo and its heritage.  | 2. Promote the "World-Class" agriculture of the County.               |
| 3. Provide a welcoming environment for all volunteers.  | 4. Commitment to life-long learning with a special emphasis on youth. |
| 5. Promote year-round facilities for consumer trade shows, public expositions and special gatherings. | 6. Promote a sense of community among County residents.               |

Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	January 2005	February 2005	March 2005	April 2005	Year to Date 2004/05	Adopted 2004/05	%	
<b>Opening Balance</b>	\$ 397,999	\$ 145,239	\$ 351,993	\$ 299,382	\$ 375,413	\$ 393,093	\$ 387,786	\$ 418,225	\$ 420,900	\$ 395,408		\$ 379,757		
<b>Interim Operating Revenues</b>														
1 Parking	\$ 75	\$ 28,965	\$ 70	\$ -	\$ 7,697	\$ -	\$ -	\$ -	\$ -	\$ (75)	36,732	26,000	141%	
2 RV Park		930	1,680	332	1,910	543	403	613	1,330	455	8,196	15,350	53%	
3 Rentals	13,005	4,100	16,531	18,312	28,721	21,164	20,963	17,385	29,006	11,585	180,752	174,894	103%	
4 Concessions	2,813	200	1,078	100	100	200	100	200	200	200	5,191	6,000	87%	
5 Misc Income	6,181	2,425	1,794	297	213	(158)	(32)	(32)	1,150	(272)	11,566	10,500	110%	
6														
7 <b>Total Interim Operating Revenues</b>	\$ 22,074	\$ 36,620	\$ 21,153	\$ 19,041	\$ 38,641	\$ 21,749	\$ 21,434	\$ 18,146	\$ 31,686	\$ 11,893	\$ 242,437	\$ 232,744	104%	
<b>Interim Operating Expenses</b>														
9 Personal Services	\$ 14,081	\$ 23,727	\$ 28,541	\$ 38,147	\$ 27,311	\$ 27,351	\$ 25,373	\$ 25,261	\$ 25,916	\$ 36,972	272,680	\$ 306,419	89%	
10 Supplies	4,636	3,116	2,367	201	424	445	1,362	225	4,678	2,265	19,719	22,000	90%	
11 Professional Services	672	783	-	473	-	629	202	-	1,801	429	4,989	8,000	62%	
12 Advertising	273	748	33	395	277	199	546	-	242	341	3,054	6,000	51%	
13 Printing	-	-	-	-	-	-	-	-	-	4	4	1,000	0%	
14 Communications	32	75	44	44	87	-	45	45	87	(64)	395	-	0%	
15 Utilities	489	2,613	5,605	3,124	3,906	4,034	7,362	3,601	8,037	3,262	42,033	77,000	55%	
16 Repair and Maintenance	6,736	3,553	241	2,271	2,017	1,940	15,733	841	1,227	(2,056)	32,503	45,000	72%	
17 Rentals	665	796	484	215	215	215	456	215	215	439	3,915	6,000	65%	
18 Dues and Memberships	-	30	30	55	337	311	60	229	-	-	1,052	1,125	94%	
19 Training and Travel	-	-	393	-	-	-	121	-	-	-	333	847	400	212%
20 Insurance	13,009	-	-	28	-	-	-	-	-	-	13,037	13,250	98%	
21 Postage	-	-	-	49	77	-	-	-	309	-	435	1,600	27%	
22 Printing internal	190	-	10	778	-	-	-	-	171	-	1,149	-	0%	
23 Telephones	-	-	655	494	625	467	491	509	508	930	4,679	6,500	72%	
24 Special Expenses	131	402	1,945	(680)	109	821	473	80	164	114	3,559	6,000	59%	
25 County Legal	-	-	769	-	-	135	1,620	-	574	(2,906)	192	5,000	0%	
26 County Indirect Cost	-	3,319	-	-	3,319	-	-	3,319	-	-	9,957	13,936	71%	
27														
28 <b>Total Interim Operating Expenses</b>	\$ 40,914	\$ 39,162	\$ 40,348	\$ 46,363	\$ 38,704	\$ 36,547	\$ 53,844	\$ 34,325	\$ 43,929	\$ 40,063	\$ 414,199	\$ 519,230	80%	
29														
30 <b>Net Interim Revenues/Expenses</b>	\$ (18,840)	\$ (2,542)	\$ (19,195)	\$ (27,322)	\$ (63)	\$ (14,798)	\$ (32,410)	\$ (16,179)	\$ (12,243)	\$ (28,170)	\$ (171,762)	\$ (286,486)		

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**WASHINGTON COUNTY FAIR COMPLEX**  
Budget Overview July 2004 - April 2005

														#####
31	Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	January 2005	February 2005	March 2005	April 2005	Year to Date 2004/05	Adopted 2004-05	%
33	<b>Fair Revenues</b>													
35	Commercial Booth Rentals	\$ 43,957	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	48,557	64,325	75%
36	Dept of Agriculture	-	-	-	-	-	-	35,141	-	-	-	35,141	38,000	92%
37	Parking Fees	1,055	76,755	-	-	-	-	-	-	-	-	77,810	81,000	96%
38	Admissions	724	30,776	-	652	-	-	-	-	-	-	32,152	60,000	54%
39	Sponsorships	36,750	8,500	-	11,250	-	5,500	-	-	-	-	62,000	60,000	103%
40	Carnival Income	-	67,572	-	-	-	-	-	-	-	-	67,572	65,000	104%
41	Advertising	1,150	300	-	-	-	-	-	-	-	-	1,450	1,500	97%
42	Entry Fees	4,147	299	-	-	-	-	-	-	-	-	4,446	4,600	97%
43	Rentals	-	(11)	-	-	-	-	-	-	-	-	-11	-	0%
44	Concessions	12,850	67,064	-	-	-	-	-	-	-	-	79,914	81,675	98%
45	Other Revenues	248	7,166	-	-	-	-	-	-	-	510	7,924	12,600	63%
46														
47	<b>Total Fair Revenues</b>	<b>\$ 100,881</b>	<b>\$ 259,421</b>	<b>\$ -</b>	<b>\$ 11,902</b>	<b>\$ -</b>	<b>\$ 9,100</b>	<b>\$ 35,141</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 510</b>	<b>\$ 416,955</b>	<b>\$ 468,700</b>	<b>89%</b>
48	<b>Fair Expenses</b>													
49	Personal Services	\$ 6,634	\$ 13,007	\$ 11,481	\$ 16,950	\$ 11,577	\$ 11,255	\$ 11,368	\$ 11,370	\$ 11,435	\$ 18,399	123,476	184,548	67%
50	Supplies	8,558	1,750	529	16	6	-	29	-	-	-	10,888	12,500	87%
51	Professional Services	20,577	41,458	13,880	750	(1,230)	-	-	-	-	-	75,435	72,000	105%
52	Advertising, Promotions, etc.	88,278	3,416	-	-	1,784	45	3,483	1,500	-	-	98,506	100,000	99%
53	Utilities	-	1,936	1,099	-	-	-	-	-	-	-	3,035	14,000	22%
54	Repair & Maintenance	-	2,773	14	-	-	-	-	-	-	300	3,087	2,500	123%
55	Rentals	1,178	3,997	173	-	-	579	-	-	-	-	5,927	8,000	74%
56	Dues and memberships	-	-	-	-	-	775	-	-	-	190	965	750	129%
57	Travel and Training	-	-	-	613	210	277	1,293	399	159	592	3,543	4,500	79%
58	Insurance	13,009	-	-	-	-	-	-	-	-	-	13,009	13,250	98%
59	Postage	-	-	-	-	-	-	-	-	308	-	308	900	34%
60	Printing	1,198	-	-	-	-	-	-	-	-	-	1,198	3,000	40%
61	Telephone	506	800	-	-	-	-	-	-	-	-	1,306	2,500	52%
62	Other/Special Expenses	77,987	23,174	2,811	1,325	19,876	2,316	5,743	33	(176)	(95)	132,994	132,650	100%
63	Awards	27,996	11,826	(1,570)	-	2,476	22	-	-	-	(22)	40,728	46,150	88%
64	Indirect	-	3,319	-	510	3,319	-	-	3,319	-	-	10,467	14,436	73%
65														
66	<b>Total Fairtime Expenses</b>	<b>\$ 245,920</b>	<b>\$ 107,456</b>	<b>\$ 28,417</b>	<b>\$ 20,164</b>	<b>\$ 38,019</b>	<b>\$ 15,269</b>	<b>\$ 21,916</b>	<b>\$ 16,621</b>	<b>\$ 11,726</b>	<b>\$ 19,364</b>	<b>\$ 524,872</b>	<b>\$ 611,684</b>	<b>86%</b>
67														
68	<b>Net Fairtime Revenues/Expenses</b>	<b>\$ (145,040)</b>	<b>\$ 151,965</b>	<b>\$ (28,417)</b>	<b>\$ (8,262)</b>	<b>\$ (38,019)</b>	<b>\$ (6,169)</b>	<b>\$ 13,225</b>	<b>\$ (16,621)</b>	<b>\$ (11,726)</b>	<b>\$ (18,854)</b>	<b>\$ (107,917)</b>	<b>\$ (142,984)</b>	

**WASHINGTON COUNTY FAIR COMPLEX**  
Budget Overview July 2004 - April 2005

														#####
69	Description	July 2004	August 2004	September 2004	October 2004	November 2004	December 2004	January 2005	February 2005	March 2005	April 2005	Year to Date 2004/05	Adopted 2004-05	%
71	<b>Rodeo Revenues</b>													
72	Admissions	\$ 2,679	\$ 34,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,431	\$ 57,600	65%
73	Sponsorships	150	22,922	-	6,900	(1,750)	-	-	-	-	-	28,222	50,600	56%
74	Queen Fees	-	-	-	-	-	-	-	-	-	-	0	1,750	0%
75	Miscellaneous	765	628	-	-	-	-	-	-	-	-	1,393	3,000	46%
76														
77	<b>Total Rodeo Revenues</b>	<b>\$ 3,594</b>	<b>\$ 58,302</b>	<b>\$ -</b>	<b>\$ 6,900</b>	<b>\$ (1,750)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,046</b>	<b>\$ 112,950</b>	
78														
79	<b>Rodeo Expenses</b>													
80	Supplies	\$ 2,861	\$ 121	\$ (407)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,575	\$ 3,000	86%
81	Professional Services	14,351	488	1,046	-	1,229	-	-	-	-	-	17,114	16,375	105%
82	Advertising	448	2,492	468	-	-	-	660	-	150	-	4,218	5,000	84%
83	Rentals	7,142	1,402	-	1,325	-	-	-	20	-	-	9,889	10,000	99%
84	Training and Travel	-	-	-	-	-	-	-	-	-	-	0	2,500	0%
85	Stock Contract	20,000	-	-	-	-	-	-	-	-	-	20,000	22,000	91%
86	Other Misc Expenses	1,855	1,293	604	-	590	588	-	-	-	250	5,180	10,000	52%
87	Awards/Prizes	35,850	770	-	-	-	776	-	-	-	-	37,396	35,500	105%
88														
89	<b>Total Rodeo Expenses</b>	<b>\$ 82,508</b>	<b>\$ 6,566</b>	<b>\$ 1,711</b>	<b>\$ 1,325</b>	<b>\$ 1,819</b>	<b>\$ 1,364</b>	<b>\$ 660</b>	<b>\$ 20</b>	<b>\$ 150</b>	<b>\$ 250</b>	<b>\$ 96,373</b>	<b>\$ 104,375</b>	<b>92%</b>
90														
91	<b>Net Rodeo Revenues/Expenses</b>	<b>\$ (78,913)</b>	<b>\$ 51,736</b>	<b>\$ (1,711)</b>	<b>\$ 5,575</b>	<b>\$ (3,569)</b>	<b>\$ (1,364)</b>	<b>\$ (660)</b>	<b>\$ (20)</b>	<b>\$ (150)</b>	<b>\$ (250)</b>	<b>\$ (29,326)</b>	<b>\$ 8,575</b>	
92														
93	<b>Frito Lites</b>													
94	Frito Lite Revenue	\$ -	\$ -	\$ 600	\$ 16,530	\$ 25,587	\$ 4,600	\$ 390	\$ 18	\$ -	\$ -	47,725	60,500	79%
95	Frito Lite Expenses	-	434	2,008	25,480	1,815	1,042	1,360	60	-	53	32,252	38,750	83%
96														
97	<b>Net Frito Lites Revenues/Expenses</b>	<b>\$ 0</b>	<b>\$ (434)</b>	<b>\$ (1,408)</b>	<b>\$ (8,950)</b>	<b>\$ 23,772</b>	<b>\$ 3,558</b>	<b>\$ (970)</b>	<b>\$ (42)</b>	<b>\$ 0</b>	<b>\$ (53)</b>	<b>\$ 15,473</b>	<b>\$ 21,750</b>	
98														
99														
100	<b>Non-Operating</b>													
101														
102	<b>Non-Operating Revenues</b>													
103	Hotel/Motel Taxes	\$ -	\$ 4,536	\$ 3,888	\$ 118,142	\$ 37,591	\$ 13,123	\$ 78,404	\$ 37,173	\$ 9,607	\$ 93,575	396,039	518,000	76%
104	Interest	471	613	454	458	342	1,080	642	778	843	861	6,542	5,000	131%
105														
106	<b>Total Non-Operating Revenues</b>	<b>\$ 471</b>	<b>\$ 5,149</b>	<b>\$ 4,342</b>	<b>\$ 118,600</b>	<b>\$ 37,933</b>	<b>\$ 14,203</b>	<b>\$ 79,046</b>	<b>\$ 37,951</b>	<b>\$ 10,450</b>	<b>\$ 94,436</b>	<b>\$ 402,581</b>	<b>\$ 523,000</b>	<b>77%</b>
107														
108	<b>Non-Operating Expenses</b>													
109														
110	Purchase/Lease	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 23,584	\$ 613	\$ 11,034	\$ 613	39,522	67,790	58%
111	Land Improvements	-	-	-	-	-	-	-	-	-	-	0	-	-
112	Buildings and Structures	-	-	-	-	-	-	-	-	-	-	0	-	-
113	Equipment	8,889	(1,493)	-	-	-	-	3,920	801	-	1,826	13,943	15,044	93%
114	Development Reserve	936	-	1,709	2,997	1,761	-	135	1,000	789	2,704	12,031	50,000	24%
115														
116	<b>Total Non-Operating Expenses</b>	<b>\$ 10,438</b>	<b>\$ (880)</b>	<b>\$ 2,322</b>	<b>\$ 3,610</b>	<b>\$ 2,374</b>	<b>\$ 613</b>	<b>\$ 27,639</b>	<b>\$ 2,414</b>	<b>\$ 11,823</b>	<b>\$ 5,143</b>	<b>\$ 65,496</b>	<b>\$ 132,834</b>	<b>49%</b>
117														
118	<b>Net Non-Operating Revenues/Expenses</b>	<b>\$ (9,967)</b>	<b>\$ 6,029</b>	<b>\$ 2,020</b>	<b>\$ 114,990</b>	<b>\$ 35,559</b>	<b>\$ 13,590</b>	<b>\$ 51,407</b>	<b>\$ 35,537</b>	<b>\$ (1,373)</b>	<b>\$ 89,293</b>	<b>\$ 337,085</b>	<b>\$ 390,166</b>	
119														
120	<b>Net Fair Complex Revenues/Expenses</b>	<b>\$ (252,760)</b>	<b>\$ 206,754</b>	<b>\$ (48,711)</b>	<b>\$ 76,031</b>	<b>\$ 17,681</b>	<b>\$ (5,183)</b>	<b>\$ 30,592</b>	<b>\$ 2,675</b>	<b>\$ (25,492)</b>	<b>\$ 41,966</b>	<b>\$ 43,552</b>	<b>\$ (8,979)</b>	
121														
122	<b>Ending Fund Balance/Contingency</b>	<b>\$ 145,239</b>	<b>\$ 351,993</b>	<b>\$ 303,282</b>	<b>\$ 375,413</b>	<b>\$ 393,093</b>	<b>\$ 387,910</b>	<b>\$ 418,378</b>	<b>\$ 420,900</b>	<b>\$ 395,408</b>	<b>\$ 437,374</b>		<b>\$ 370,778</b>	

Note: Difference in September ending Fund Balance and October beginning fund balance of \$3,898.37 is due to A/P entries made for August and September after prior reports were run.

Note: Difference in December ending Fund Balance and January beginning fund balance of \$124.85 is due to A/P entries made for prior periods after reports were run.

Note: Difference in January ending fund balance and February beginning balance of \$152.50 .



Washington County Fair Complex  
Balance Sheet  
April 2005

**ASSETS**

Current Assets

Cash

Fairplex..Petty cash..	\$ 250
Fairplex..Cash drawer.Frite Lites.	-
Fairplex..General Cash Account..	76,057
Fairplex..USNB WASHCO ACH Clearing..	-
Fairplex..CCB-General Account..	4,992
Fairplex..CCB-Money Market Account..	403,248
Fairplex..CCB-ATM Account..	2,631
Fairplex..CCB-ATM Cash Drawer..	4,000
Total Cash	\$ 491,179

Accounts Receivable

Fairplex..Accounts receivable - Sub..	\$ 638
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Prepays

Prepaid Items	\$ 24,491
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**Total current Assets**

**\$ 516,308**

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Fairplex..Accounts Payable..	\$ (7,985)
Fairplex..Accounts payable- other..	-
Fairplex..Deposits payable-subsidia..	(1,200)
Fairplex..Retainage payable..	-
Total Payables	\$ (9,185)

Other Current Liabilities

Fairplex..Amounts due to others..	\$ -
Fairplex..Conversion Account..	-
Fairplex..Payroll payable..	-
Fairplex..Deferred revenue- unavail..	-
Fairplex..Deferred revenue -unearne..	6,870
Fairplex..Deferred revenue -unearne.Main Exhibit Hall.	-
Fairplex..Deferred revenue -unearne.Cloverleaf Building.	(468)
Fairplex..Deferred revenue -unearne.Grounds/General.	2,095
Fairplex..Deferred revenue -unearne.Deferred Advertising Inco.	-
Fairplex..Deferred revenue -unearne.Deferred Airshow Income.	-
Fairplex..Deferred revenue -unearne.Deferred Commercial Exhib.	(37,100)
Fairplex..Deferred revenue -unearne.Deferred Concession Reven.	(9,600)
Fairplex..Deferred revenue -unearne.Deferred Sponsorship Inco.	(4,200)
Fairplex..Deferred revenue -unearne.Deferred Facilities Renta.	(27,345)
Total Deferred Revenues	\$ (69,749)

Total Liabilities

\$ (78,934)

Equity

Fairplex..Fund Balance..	\$ (395,408)
Net (Income)/Loss for the Period	(41,966)
Net Equity	(437,374)

**Total Liabilities and Equity**

**\$ (516,308)**

**Minutes**  
**Washington County Fair Board**  
**Wednesday, May 4, 2005**

**Convened:** 4:30 pm

**FAIR BOARD:**

Chairman Rich Vial

Vice Chairman Herb Hirst

Board Member W. Rafe Flagg - Excused

Board Member Kathy Christy

Board Member Kathy Schmidlkofer

Board Member Ken Madden

Board Member Dan Logan

**STAFF:**

Don Hillman, Executive Director

Lisa DuPre, Marketing/Events Director

Leah Perkins, Fair Coordinator

Chair Vial called the meeting to order at 4:30 p.m., and welcomed the audience. Chair Vial then called for audience time for people wishing to address to Board on items not on the agenda.

**1. Consent Agenda**

Chair Vial asked the board and the public if any items were requested to be removed from the Consent Agenda.

**Motion by Board Member Hirst to approve the Consent Agenda. Second by Board Member Christy. Motion carried 4-0.**

**2. Special Reports**

**A. 4-H Report –None**

**B. Boosters Report –** Booster President Ed Kristovich reported that the Boosters would be distributing exhibit booklets starting tomorrow.

**C. Airshow & Airport Report –** Board Member Hirst reported that he and Executive Director Hillman met with Judy Willy, Airshow Chair. Discussed Airshow dates, parking, advance sales and the Hardy Plant sale. Working on maintaining a good relationship with the Airshow.

Executive Director Hillman discussed how to serve our clients and still have parking for the Airshow.

Chair Vial stated that he is troubled that the Airshow feels that they are better served by chasing acts instead of fixing dates and would like the Board to consider a resolution requesting the Airshow to have fixed dates. The Fair Complex cannot continue to support the Airshow when they interfere with our programming and disrupt traffic.

Chair Vial requested from the Board, permission to prepare a draft resolution to the Airshow for review at next month's meeting. No objections.

Bill Ganger -- Stated that Costco decided not to build in Hillsboro because of the Airshow, so maybe joining forces with other business would help.

**D. Fair Visioning Committee Report** – Deferred to June meeting.

**E. Boosters/Coalition Liaison Report** – Board Member Schmidlkofer reported that committee's biggest concern right now is not having static exhibits located in the Main Exhibit Hall and that any complaints from exhibitors need to be directed away from the Boosters.

The Boosters still wants Photography, Arts & Crafts and Textiles in the Main Exhibit Hall.

Chair Vial ask if the Board needs to intervene, he hopes that this can be mediated without Board intervention, however if it looks like an impasse is occurring, a decision will need to be made no later than the next meeting and requests that all data pertaining to this issue be provided to the Board.

Chair Vial asked stall to provide a summary of all the options available.

**F. Treasurer Report** – None

**G. Operations Report** – Executive Director Hillman reported that in addition to his report a few break-ins in the barns and some vandalism has occurred. All of the storage clients have been alerted and the City Police will be doing internal patrols.

**H. Other, If any** - None

### 3. Old Business

**A. Redevelopment Update** – Chair Vial explained that the Sub-Committee is continuing to meet weekly with Opus. The design of the facility is progressing. Will be meeting with the City Planning Commission next month. Hoping to have public rollout by July.

**B. Other, if any – None**

**4. New Business**

**A. 4-H Uses of Complex Facilities –** Discussed all three scenarios provided by John Baggott, OSU Extension Service. Discussion ensued regarding the availability of 4-H usage in the new facility.

Chair Vial had Executive Director Hillman and Board Member Schmidlkofer debate the topic.

Chair Vial would like to hear from 4-H on this issue at next month's Board meeting.

Board Member Hirst stated that more needed to be done to find out what happens if there is not a place for 4-H in the new facility - what are their alternatives.

Board Member Schmidlkofer said they wont know what their alternatives are until they see the design.

Board Member Logan asked how the County Fair could be held in the new facility if it is not designed for 4-H.

John Baggott gave a description of what the clubs are doing that don't currently use the Fair Complex.

Chair Vial explained that the new exposition facilities will be able to accommodate a County Fair equivalent to what we have now.

Chair Vial asked staff to add agenda time next month to hear from 4-H.

**B. Amphitheater Proposal –** The Boosters will open the Amphitheater this year for three days of the fair. The proposal is still being worked out. Lyle Spiesschaert explained that they are moving along, working on signage, contracts and working with Terry Amato on sponsors.

The Boosters are going to provide funding if needed. They don't plan on charging admission except for limited reserved seating. Hoping to return this money to the Boosters. Will have more information at the next meeting.

**C. Blue Ribbon "Volunteer of the Year" award –** Board Member Schmidlkofer was appointed to come up with recommendations for this award and report to the staff for Board approval

**D. Other, if any — None**

5. Announcements – None other than what was in the packet
6. Correspondence - None other than what was in the packet
7. Board Oral Communications - None other than what was in the packet
8. Other Matters of Information -
  - A. Newspaper Articles, if any
  - B. Website Activity
  - C. Other, if Any

At 6:05 pm, motion by Board Member Hirst to adjourn the regular session and to move in to Executive Session for the purpose of continuing the Executive Director's annual evaluation. Second by Board Member Christy. Motion carried 4-0.

At 6:50 PM, motion by Board Member Hirst to adjourn the Executive Session and move back in to regular session. Second by Board Member Christy. Motion carried 4-0.

Motion by Board Member Logan to authorize a 5% bonus to Executive Director Hillman, based upon his FYE 6/30/2005 salary, payable by June 30, 2005, and to commence conversation with the County to have the Executive Director exempt from civil service. Motion carried 4-0.

At 6:55 PM, motion by Board Member Christy to adjourn. Second by Board Member Hirst. Motion carried 5-0.

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Don G. Hillman  
Recording Secretary

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Rich Vial  
Board Chair



# WASHINGTON COUNTY

## OREGON

### Fair Complex

## Facility Schedule for June, 2005

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

### Wednesday, June 01, 2005

Covered Show Ring Dog Flyball Class

Grandstands Arena 4-H Riding Practice

Main Exhibit-South 4-H Dog Club Meeting

Cloverleaf Bldg. Martial Arts Class

### Saturday, June 04, 2005

Grandstands Arena 4-H Riding Practice

Grandstands Arena 4-H Riding Practice

Complex All Ford Show

### Sunday, June 05, 2005

Grandstands Arena 4-H Riding Practice

### Monday, June 06, 2005

Main Exhibit-North 4-H Club Meeting

Grandstands Arena Riding Practice

Main Exhibit-South 4-H Club Meeting

Main Exhibit-North 4-H Club Meeting

### Tuesday, June 07, 2005

Grandstands Arena Riding Practice

Covered Show Ring Dog Agility Class

### Wednesday, June 08, 2005

Corner of 34th/Cornell Circus

Covered Show Ring Dog Flyball Class

Cloverleaf Bldg. Martial Arts Class

Grandstands Arena 4-H Riding Practice

### Thursday, June 09, 2005

Friendship Plaza Scottish Deerhound Show

Corner of 34th/Cornell Circus

### Friday, June 10, 2005

Main Exhibit-South Tool Sale

Friendship Plaza Scottish Deerhound Show

### Saturday, June 11, 2005

Friendship Plaza, Scottish Deerhound Show

Main Exhibit-South Tool Sale

Carnival Grounds Dog Fun Match

### Sunday, June 12, 2005

Grandstands Arena 4-H Riding Practice

Grandstands Arena 4-H Riding Practice

Floral Bldg. 4-H Rabbit/Bird Clubs

### Monday, June 13, 2005

Main Exhibit-South 4-H Club Meeting

Grandstands Arena Riding Practice

Main Exhibit-North 4-H Club Meeting

### Tuesday, June 14, 2005

Grandstands Arena Riding Practice

Cloverleaf Bldg. 4-H Guide Dog Meeting

Covered Show Ring Dog Agility Class

Main Exhibit-North Dog Training

### Wednesday, June 15, 2005

Grandstands Arena 4-H Riding Practice

Cloverleaf Bldg. Martial Arts Class

Main Exhibit-South 4-H Dog Club Meeting

Covered Show Ring Dog Flyball Class

### Thursday, June 16, 2005

Grandstands Arena 4-H Riding Practice

### Friday, June 17, 2005

Grandstands Arena 4-H Riding Practice

Grandstands Arena 4-H Riding Practice

### Saturday, June 18, 2005

Grandstands Arena 4-H Horse Clinic

Friendship Plaza Dog Event

Covered Show Ring 4-H Dog Fun Match

**Sunday, June 19, 2005**

Grandstands Arena 4-H Riding Practice

Grandstands Arena 4-H Riding Practice

**Monday, June 20, 2005**

Main Exhibit-North 4-H Club Meeting

Main Exhibit-North 4-H Club Meeting

Main Exhibit-South 4-H Club Meeting

Grandstands Arena 4-H Riding Practice

Grandstands Arena Riding Practice

**Tuesday, June 21, 2005**

Grandstands Arena 4-H Riding Practice

Grandstands Arena Riding Practice

Main Exhibit-North Dog Training

Covered Show Ring Dog Agility Class

**Wednesday, June 22, 2005**

Grandstands Arena 4-H Riding Practice

Grandstands Arena 4-H Riding Practice

Cloverleaf Bldg. Martial Arts Class

**Thursday, June 23, 2005**

Grandstands Arena 4-H Riding Practice

**Friday, June 24, 2005**

Arenas, Barns 4-H Horse Fair

**Saturday, June 25, 2005**

Arenas, Barns 4-H Horse Fair

**Sunday, June 26, 2005**

Quadrant Property Rally Cross Event

**Monday, June 27, 2005**

Grandstands Arena Riding Practice

Main Exhibit-North 4-H Club Meeting

**Tuesday, June 28, 2005**

Grandstands Arena 4-H Riding Practice

Main Exhibit-North Dog Training

Grandstands Arena Riding Practice

**Wednesday, June 29, 2005**

Grandstands Arena 4-H Riding Practice

Cloverleaf Bldg. Martial Arts Class

**Thursday, June 30, 2005**

Grandstands Arena 4-H Riding Practice

THE UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR, FBI  
FROM: SAC, NEW YORK (100-100000)

RE: [Illegible]

[Illegible text]

# SPECIAL REPORTS

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County of Washington

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

## MEMORANDUM

**Date:** June 2, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

**From:** Don G. Hillman, Executive Director  
Washington County Fair Complex

**Re:** May 2005 Operations Report

**Vandalism** - As reported last month, we continue to have some issues with vandalism after hours. The Horse Barn was broken in to again with additional vandalism to vehicles, primarily the Water Truck. Fortunately, staff has tagged the Water Truck for State Surplus since it was removed from the rental inventory list more than a year ago due operational issues.

**PGE Transformer** - In mid-May, a PGE transformer failed that feeds the Fair Complex. The failure created an electrical surge that resulted in portions of our phone system needing to be replaced. Staff will file with a claim with PGE for reimbursement of any repair/replacement costs.

**Air Show Resolution** - Staff has yet to draft the Board resolution regarding the Air Show dates and disruption of Fair Complex rental activities.

**Static Exhibits** - At the May Board meeting, staff was directed to research options as to the placement of Photography, Arts & Crafts, and Textiles exhibits during the upcoming 2005 County Fair. As such, staff would offer the following options -

1. Relocate the Floral Exhibits to a tent similar to the relocation efforts of Land Products Exhibits in 2003. Move Photography, Arts & Crafts, and Textiles to the space vacated by the Floral Exhibits. (Note Floral Exhibits were previously in an open-air structure prior to being placed in the Floral Building);

2. Relocate the Poultry Exhibits to the space between the Swine Barn and Dairy Barn. Move Photography, Arts & Crafts and Textiles to the space vacated by the Poultry Exhibits;
3. Relocate Photography, Arts & Crafts, and Textiles to the Armory as initially recommended by the Visioning Committee; and/or
4. Any combination of the aforementioned options.

1  
The first part of the document  
describes the general situation  
of the company.

The second part of the document  
describes the specific details  
of the company's operations.

The third part of the document  
describes the financial results  
of the company.

The fourth part of the document  
describes the company's future  
plans and prospects.

The fifth part of the document  
describes the company's  
conclusion.

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conclusion.

# OLD BUSINESS

County of Washington

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

## MEMORANDUM

**Date:** June 2, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

**From:** Don G. Hillman, Executive Director  
Washington County Fair Complex

**Re:** Amphitheatre MOU

Find attached a MOU with the Boosters regarding their operation of the Amphitheatre for the 2005 County Fair.

**WASHINGTON COUNTY FAIR COMPLEX  
873 NE 34<sup>TH</sup> AVENUE  
HILLSBORO, OR 97124  
PHONE 503-648-1416 FAX 503-648-7208**

**MEMORANDUM OF UNDERSTANDING**

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**RECITALS**

This Memorandum of Understanding (MOU) is between the Washington County Fair Complex, a department of Washington County, a political subdivision of the State of Oregon, and hereafter referred to as "Complex," and the Washington County Fairgrounds Boosters, a non-profit mutual benefit corporation, duly recognized by the State of Oregon, and hereafter referred to as "Boosters."

This MOU is intended to outline the roles and responsibilities of the Complex and Boosters, collectively referred to as the "Parties," as they apply to operation of the DeMar Amphitheatre, hereafter referred to as "Amphitheatre," during the 2005 Washington County Fair.

This MOU is not intended to provide the Booster or the Complex with any obligation or right to provide similar services in the future.

**BACKGROUND**

The Boosters have expressed an interest to provide entertainment at the DeMar Amphitheatre during the 2005 Washington County Fair, and as such, the Complex has expressed approval for the Boosters to provide such services.

A meetings between representatives of the Complex and Booster have taken place recently to discuss this matters. Both parties have agreed to enter into a Memorandum of Understanding to outline the roles and responsibilities of the Complex and the Boosters as they apply to providing entertainment at the DeMar Amphitheatre,

**ROLES AND RESPONSIBILITIES**

1. Both Parties agree to work in a spirit of cooperation.
2. Both Parties agree that the area to be managed by the Boosters will consist of the area described on the attached Exhibit A.

3. Both Parties recognize that the Boosters will be the organization on record as being responsible for the production and management of entertainment at the Amphitheatre for the 2005 Washington County Fair.
4. Both Parties agree that this MOU covers entertainment activities associated with the Amphitheatre and that the Complex retains all rights to non-entertainment activities such as food and beverage concessions, commercial exhibits, etc.
5. Both Parties agree to identify two individuals, associated with each Party, who will act as liaisons and primary contacts for all matters related to this MOU, and will discourage communications between both Parties by others not so identified.
6. Both Parties agree that all policies currently adopted by the Fair Complex Board related to the annual County Fair shall remain in affect and apply to the implementation of this MOU.
7. Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each party agrees to hold harmless, defend, and indemnify each other, including its officers, agents, and employees, against all claims, demands, actions and suits (including all attorney fees and costs) arising from the indemnitor's performance of this MOU where the loss or claim is attributable to the negligent acts or omissions of that party.

**Complex** – To support the execution and success of this MOU, the Complex shall do the following:

1. Maintain the Amphitheatre grounds in good condition until June 16, 2005, at which time, maintenance of the Amphitheatre grounds shall become the responsibility of the Boosters. Where applicable, the Fair Complex will provide assistance and advise.
2. Provide appropriate utilities ( water and electricity) currently available at the Amphitheatre at no cost the Boosters.
3. Provide Boosters with reasonable access to the Amphitheatre as is necessary for the execution of this MOU. Access may be limited or denied, in Complex's sole discretion, during certain times due to activities associated with the Complex's Facility Rental Program or for violations of the general operating requirements and policies of the Complex.
4. Provide use of a forklift for a reasonable amount of time on Wednesday, July 27, 2005, for load in and on Sunday, July 31, 2005, for load out. Boosters are to provide a qualified operator and are responsible for any forklift expenses beyond normal wear and tear.

5. Provide use of a electrician, if needed, during scheduled load in and load out. The Boosters shall reimburse the Complex for the cost of such services.
6. Provide the Amphitheatre and area adjacent to the Amphitheatre, for Amphitheatre-related activities.
7. Provide grounds cleanup and garbage removal on an ongoing basis consistent with other non-Amphitheatre areas.
8. Include Amphitheatre programming elements in the Daily Schedule, Pre-Fair Entertainment Guide, Poster and Complex web site. Inclusion of Amphitheatre programming elements in other advertising media shall be left to the sole discretion of the Complex advertising/media consultant.

**Boosters** - For the 2005 Washington County Fair, the Boosters shall serve as the organization of record for, and have the obligation and responsibility to produce and manage entertainment activities with regards to the Amphitheatre. The Boosters' obligation and responsibility to produce Amphitheatre entertainment is all-inclusive and includes, but not limited to the following:

1. Oversee and coordinate all contractors, sponsors and entertainers associated with Amphitheatre entertainment.
2. Pay all expenses associated with the Amphitheatre entertainment including, but not limited to, contractors, entertainers, rental equipment, insurance, security, catering, transportation, etc.
3. Pursue and undertake fundraising activities to underwrite expenses related to the Amphitheatre programming. Such fundraising activities shall be coordinated with the Complex to prevent any overlap or duplication.
4. File a site plan with the Fire Marshall on or before June 28, 2005, and adhere to all Fire Marshall regulations and requests.
5. Provide access and space for the annual Steak Fry.
6. Provide an area adjacent to the Amphitheatre for the placement of chemical toilets.
7. Monitor access to the grounds via 28<sup>th</sup> Avenue and Gate 28.
8. Use Peer Security personnel contracted by the Complex if peer/crowd security if required.
9. Require all contractors to carry comprehensive general liability insurance covering personal injury and property damage with a combined single limit, or the equivalent,

of not less than \$500,000 with Washington County, Washington County Fair Complex, its officers, employees and volunteers listed as additional insured.

10. Provide information regarding Amphitheatre programming elements applicable to the Daily Schedule, Pre-Fair Entertainment Guide, Poster and Complex web site, in a timely manner and in such media form as required by the Complex.
11. Provide a recap and evaluation of the Amphitheatre programming on or before the October 2005 Complex Board Meeting. The form and method of providing the recap and evaluation shall be developed and approved by the Complex Board on or before its July 2005 Board meeting.

### OTHER PROVISIONS

**DISPUTE RESOLUTION.** Should a dispute arise regarding the execution or application of this MOU, such dispute shall be submitted to a committee of the Complex Board, consisting of no more than three members of the Complex Board, for resolution. If the committee so appointed by the Complex Board cannot resolve the dispute, the dispute shall be forwarded to the Complex Board for resolution, and whose decision shall be final.

**INSURANCE.** Boosters shall purchase and maintain, at the Booster's expense, comprehensive general liability insurance covering personal injury and property damage with a combined single limit, or the equivalent, of not less than \$500,000 with Washington County, Washington County Fair Complex, its officers, employees and volunteers listed as additional insured.

**WHOLE AGREEMENT.** This MOU is the complete and exclusive statement of the agreement between the parties relevant to the purpose described and supersedes all prior agreements, oral or written, and all other communication between the parties relating to the subject matter of this MOU unless specifically provided for herein.

**COMPLIANCE WITH LAWS.** Boosters shall comply with all applicable Federal, State, and local laws, rules, and regulations. All provisions of ORS Chapters 279A, 279B, and 279C (Public Contracts and Purchasing) are incorporated herein to the extent applicable to this MOU.

**NONDISCRIMINATION.** No person shall be denied or subjected to discrimination in receipt of the benefits of any services or activities or activities made possible by or resulting from this MOU on the grounds of race, color, religion, gender, sexual orientation, national origin, disability, age, or marital status. Any violation of this provision shall be considered a material breach of this MOU and shall be grounds for cancellation, termination, or suspension of this MOU, in whole or in part, by the Fair Complex.



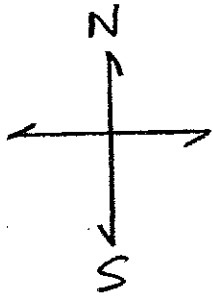
**SUBCONTRACTING/ NONASSIGNMENT.** No portion of this MOU may be subcontracted or assigned to any other individual, firm, or entity without the express and prior approval of Fair Complex.

**FOR FAIR COMPLEX:**

**FOR CONTRACTOR:**

Signature	Date
Executive Director	
Title	

Signature	Date
President	
Title	
167 NE 12 <sup>th</sup> Avenue	
Address	
Hillsboro, OR 97124	
City/State/Zip	
93-0764165	
Social Security No. or Tax Identification	



CORNELL ROAD

28th AVENUE

MAIN EXHIBIT HALL DRIVEWAY

AMPHITHEATRE

ADJACENT AREA

FIVE LANE

100' X 80' Tent

STAGE

45' CONCESSIONS

WALKWAY

TEMP. FENCE

ARMORY

FLORAL BLDG.

# NEW BUSINESS

County of Washington

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

## MEMORANDUM

**Date:** June 2, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

**From:** Don G. Hillman, Executive Director  
Washington County Fair Complex

**Re:** Canvassing, Advertising and Soliciting Policy

Staff is requesting a revision to the Canvassing, Advertising and Soliciting Policy to address those individuals who were distributing products on-grounds during the 2004 County Fair without our expressed consent.

**WASHINGTON COUNTY FAIR BOARD**

**Policy Resolution 302**

**Advertising, Canvassing or Soliciting Policy**

**RECITALS**

- (a) **WHEREAS**, the Washington County Fair Board has the exclusive authority to manage the grounds and all other property owned, leased, used or controlled by the County devoted to the use of the County Fair;
- (b) **WHEREAS**, the Washington County Fair Board is entrusted and charged with the entire business management and financial and other affairs of the County Fair; and
- (c) **WHEREAS**, the Washington County Fair Board is vested with the authority from the Washington County Board of Commissioners to administer the affairs and set policy for the Washington County Fair Complex;

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

- (1) During activities associated with the annual County Fair & Rodeo, no advertising, canvassing or soliciting, and no dissemination of written materials or products is permitted within the fenced-in portions of the Washington County Fair Complex property, parking lots or and the air space above, except by persons exhibiting as lessees under exhibit space or sponsorship agreements signed by the Washington County Fair Complex.
- (2) During activities not associated with the annual County Fair & Rodeo, no advertising, canvassing or soliciting, and no dissemination of written material or products is permitted within the fenced-in portions of the Washington County Fair Complex, except in areas under the control, and rented by, a permittee(s). All such activity must be approved by the permittee(s) and confined to the areas within and/or adjacent to the facilities under the permittee's control. These areas include, but are not limited to, exhibit halls, barns, entrances, walkways and areas adjacent to such areas, such as parking lots.
- (3) During activities not associated with the annual County Fair & Rodeo, persons or groups are not prohibited from renting space in available facilities, outside the control of other permittee(s), for the purpose of advertising, canvassing or soliciting. Available facilities do not include public parking lots used or available for use during other activities or events.
- (4) No person or group shall use the properties of the Washington County Fair Complex to distribute or advertise products, goods, or services of a commercial nature, or solicit funds without the expressed written consent of the Washington County Fair Complex.
- (5) Canvassing, soliciting, and dissemination of written materials of a non-commercial nature is permitted on the Complex parking lot, if not under license, and on other property of the Washington County Fair Complex outside the fenced-in portions of the Washington County

Fair Complex. Such activities must be conducted in accordance with the following conditions:

- (a) Parking lot entrances, exits, and travel lanes must not be obstructed. Interference with traffic flow and with the duties of traffic attendants is prohibited.
  - (b) The use of land vehicles, including but not limited to cars, trucks, and other motorized vehicles, bicycles, scooters, skateboards, and skates is prohibited. Use of air vehicles is prohibited. Use of land vehicles as platforms or other temporary or permanent structures or platforms is prohibited.
  - (c) A person conducting such activity shall not place pamphlets, leaflets, or other material in or on any vehicles in the parking lots. Such activity must be conducted with pedestrians only, after their vehicles have been parked and they have exited.
  - (d) Loudspeakers and other sound devices are prohibited.
  - (e) Activity causing a crowd to gather is prohibited if pedestrian or vehicular traffic is obstructed or impeded.
  - (f) Activity conducted within twenty feet of an admission gate or ticket booth is prohibited.
  - (g) Activity conducted within five feet of an entrance or gate provided through fenced-in portions of the Washington County Fair Complex where access is provided to the general public is prohibited.
  - (h) Active obstruction of a Complex employee, contractor, subcontractor, agent or visitor's line of travel or active detention of a Fair employee, contractor, subcontractor, agent or visitor against his will is prohibited.
  - (i) Abusive language and actual or threatened physical harm directed against a Complex employee, contractor, subcontractor, agent or visitor is prohibited.
- (6) Any person or group canvassing, soliciting or disseminating materials of a non-commercial nature covered by this policy must fill out a registration form and submit it along with a copy of each item to be distributed, petition to be signed, or any other materials to be used to the Washington County Fair Complex, 873 34<sup>th</sup> Avenue, Hillsboro, Oregon, 97124, at least 24 hours prior to such canvassing, soliciting or dissemination of material. Materials not submitted at least 24 hours in advance shall not be used.
- (7) Any person or group who places, or allows the placement of pamphlets, leaflets, or other material in or on vehicles or advertises or solicits funds or distributes products without the expressed written consent of the Washington County Fair Complex, will be subject to a \$100 fine for each occurrence.

(8) Persons or groups are not prohibited from advertising, canvassing or soliciting or distributing products on public sidewalks located on 34<sup>TH</sup> Avenue, Cornell Road or 28<sup>th</sup> Avenue, however, their activities may be restricted by city ordinance if such activities disturb the public peace, impede pedestrian or vehicular traffic, or create a public disturbance.

**Dated this 7th day of April, 2004.**

**ATTEST:**

\_\_\_\_\_  
**Recording Secretary**

\_\_\_\_\_  
**Board President**

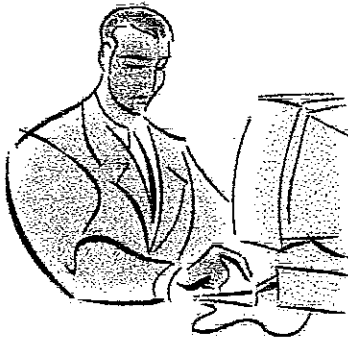
# ANNOUNCEMENTS



**Calendar of Events**  
**June - September 2005**

Date	Event	Location
<u>June</u> 8 8 25-26 27 28	Board Meeting Booster Meeting 4H Horse Fair Development Public Meeting Development Public Meeting	Floral Building (4:30 PM) Floral Building (7:00 PM) Arena and Grounds Main Exhibit Hall (7:00 PM) Kingstad Center (7:00 PM)
<u>July</u> 4 6 6 7 - 9 23 28 - 31	Fourth of July Board Meeting Booster Meeting 4H Horse Fair Pre-Fair Promotional Event 2005 Washington County Fair	Office Closed Floral Building (4:30 PM) Floral Building (7:00 PM) Arena and Grounds Pioneer Square Grounds
<u>August</u>	No Board Meeting Planned	
<u>September</u> 5 7 7 9-11	Labor Day Board Meeting Booster Meeting Oregon International Air Show	Office Closed Floral Building (4:30 PM) Floral Building (7:00 PM) Hillsboro Airport
<u>October</u> 5 5	Board Meeting Booster Meeting	Floral Building (4:30 PM) Floral Building (7:00 PM)

# CORRESPONDENCE



**Arnold Dale Scheller**  
**661 East Main Street**  
**Hillsboro, Oregon 97123**

**E-mail:**

**Cell: (503) 781-0054**

**Fax: (503) 648-4505**

May 16, 2005

Washington County Commissioners  
155 N. First Avenue  
Hillsboro, OR 97124

Re: Opposition to the Sale of Portions of Fairground Property

Dear Commissioners:

My name is Arnold Dale Scheller. I have lived in Washington County since 1939 (that's 66 years) and I showed cattle for quite a few years at the old Shute Park facility fairgrounds, starting in 4-H. When the Washington County Fair outgrew the facilities, I and my brother, Fred Scheller, the Lindows, Grossens, Gardners, Shanaws, Evers, Gates, Jensens, and many others helped put together a group called the "Fair Movers" to buy land and move the Fair to its present location - - which we did. We ran it with a voluntary manager, Ed Ball, for many years, then Dick Jossy ran it part time until we could hire Addie Hessy full time. Our purpose from then on was to have a fairgrounds so we could have a great County Fair and a permanent place for all Washington County people to play all year around. All the County Commissioners and the Fair Board agreed that this is what the grounds would always be.

Now it seems that our Fair Manager and the Fair Board want to sell some or most of the grounds to other interests for a greedy purpose of money and commercial tax interests.

I strongly oppose the sale of any portion of the fairgrounds unless and until a justifiable reason can be given for that. I am not alone in my opposition to a sale. There are many other Hillsboro and county people that

cherish the beauty and functionality of the fairgrounds as a community gathering place. Agriculture is the second largest income maker in this county, please don't forget that.

So please just leave the fairgrounds the way they are, for all to enjoy for many years to come. Thank you so much for your time.

Sincerely yours,



Arnold Dale Scheller  
Washington County Fairgrounds Booster

cc: Hillsboro Chamber  
Hillsboro City Planning Department  
Washington County Fair Board

# ORAL COMMUNICATIONS

## OTHER MATTERS OF INFORMATION

WASHINGTON COUNTY FAIR BOOSTERS  
Meeting Minutes May 4, 2005

**Meeting was called to order by President Ed Kristovich.** Self-introduction of those present was held. There were 21 people in attendance. Minutes from previous meeting were approved.

The **Treasurer** reported that our financial position was the same as last month. Two Bank accounts have been opened for the Fair Coalition Boosters. One will be for the Exhibits and the other will be for the Amphitheatre. Al G. obtained the needed signatures from 2 people for each account - Sheila Day, Bill Ganger, Dave Rohrer and Jim Clymore. Funds for the Exhibit account will be proved soon. Dave Russell is working with the IRS, on re-activating our status as a 501(C)(3) organization.

Don Hillman reported on the **Fair Complex and Fair Board Meeting.** The Board mentioned their need to discuss planned development with the Hillsboro Planning Commission. Don was not able to discuss specifics of the proposed re-development. The final decision regarding re-development will be made by the County Commissioners. Don said that the Exhibitors Handbook is now online. See: [www.faircomplex.com](http://www.faircomplex.com)

Lyle Spiesschaert reported on the activities of the **Fair Coalition.** Planned is a display of old tractors along the fence by the Amphitheatre, along with flags and banners of sponsors. A booth for the Boosters is planned. During the fair, in the day time, the plan is to have continual community entertainment. Evening will including groups such as Johnny Limbo, 5 Guys named Moe, Tommy Overstreet & Group, and spiritual music, plus more. Samples of the "Exhibitors Guide" compiled by the Coalition group were distributed. In the coming week distribution will begin. Libraries and key business locations will receive plastic displays with the Guide. The Boosters will distribute them. Volunteers welcome. A draft list was reviewed, for places to take the Guide.

Respectfully submitted,



Sheila Day, Secretary

**NEXT MEETING DATE WAS CHANGED due to change of Fairboard meeting**

**NEXT MEETING: JUNE 8, 2005 (Wednesday)**

7:00 pm in the FLORAL BLDG



**OregonLive.com**

Everything Oregon

## The Oregonian

### Saving the fairgrounds, or shaving it?

Fair Boosters decry the plan to put boutique shops on its 62-acre site and rebuild the fairgrounds on a smaller property

Wednesday, June 01, 2005

**MICHELLE MANDEL**  
The Oregonian

HILLSBORO -- Longtime supporters of the Washington County Fair and Rodeo say a proposal to flatten the fairgrounds and rebuild on a smaller plot across the street will damage the once-vibrant event.

But supporters of a redevelopment plan that includes a mall of boutique shops on the current fairgrounds and a mammoth exposition center say it is exactly the tonic to save the fair.

The Washington County Fair Board plans to roll out the long-anticipated plan for the 101-acre fairgrounds June 8. Already, Fair Boosters are lining up to fight it.

Developer Opus Northwest's preliminary plan would add a retail center on the current 62-acre fair site. A new 30-acre fair complex would be built on vacant land east of Northeast 34th Avenue. It would include a 100,000-square-foot exhibition hall and an equally large open pavilion.

The plan's beauty, organizers say, is that it won't cost Washington County a nickel. In exchange for developing the shopping center -- which could include boutique shops, office and medical buildings -- Opus Northwest would pay the estimated \$25 million to \$30 million needed to build the new fair complex.

Already, Opus has spent "tens of thousands" developing this plan, Fair Board president Rich Vial says.

"It's Opus' problem, how they're going to make this work," Vial said. "But they obviously think it can work, or they wouldn't be investing this kind of money."

Questions remain concerning the deal, which the developer and the county have yet to finalize. Land ownership, a project timeline and the mix of retail stores and offices are still being decided.

Vial, who heads a three-member fair complex redevelopment board, says the Opus proposal is the only option, and that the fair will perish without change. He also points to the proposed exhibition hall as a facility the county needs.

Ed Kristovich, Fair Booster president, doesn't deny the 53-year-old fairgrounds needs updating; some buildings have been condemned by the county fire marshal. He just doesn't think the answer is tearing down the existing fairgrounds and building a new one.

"We feel like we're being raped," said Kristovich, of Hillsboro. "After parking, we end up with about 14 acres of fairground. We're going to lose the best part of 101 acres.

"That land was meant to be kept as fairgrounds forever."

Kristovich wonders how much pull his 50-member group will have against a plan that is in motion. After



Hillsboro and Washington County approvals later this year, the project's groundbreaking could be as early as 2006, with construction taking 14 to 18 months.

"We've tried everything to keep this fair afloat, and it's still losing \$200,000 a year," Vial said. "What we've done is capture a chance to continue our county fair.

"But it's going to have to change."

Vial says he thinks the county fair, held in late July, could easily unfold within the proposed fair complex. He envisions exhibits and vendors setting up in the multiuse exhibition hall, and rodeo and tractor pulls taking place in the open-air pavilion that organizers now refer to as "the hangar." The pavilion features a roof, but no sides, and multiple floor options.

Cows, swine, horses and other farm animals might be housed under a 60,000-square-foot moveable aluminum structure. And the carnival and other attractions would sprawl across a 100,000-square-foot grassy plaza that fronts the site. Most current structures, like the Dairy Women's ice cream barn, won't make the transition.

What makes the proposed fair complex most appealing, Vial says, is its versatility for year-round events. Now fair complex staff say they're losing at least \$200,000 in potential revenue because current facilities are inadequate.

"I'm very excited about the new exhibition hall," said Lora Hell-Frone, owner of Convention and Meeting Planners of Oregon. In March she sponsored Washington County's first bridal show, and said 1,500 people came -- packing Embassy Suites in Tigard. She expects larger numbers next year.

"There really isn't event space in the county, and the county is losing a lot of money because of it," she said. "I think the new exhibition hall would draw a lot more business to this area."

So will the shopping center. Kyle Bertelsen, Opus real estate manager, says the shopping center's retail makeup has yet to be decided, but he predicts stores and businesses will draw folks like trendy Streets of Tanasbourne does.

"Right now we're talking to everyone and seeing what interest is out there," he said.

Vial and his committee think the shopping center will boost the fair complex's visibility, and vice-versa. Right now most county residents living east of 185th Avenue have no idea where the fair complex is located, he says.

"The shopping center is our secret weapon," Vial said. "Anybody that shops in those 60 acres of boutique shops is going to know about our county fair."

Michelle Mandel: 503-294-5959; michellemandel@news.oregonian.com

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Everything Oregon

## Hillsboro Argus

### A fair plan to save the county fair Washington County's new 22-acre complex to be surrounded by 62-acre retail center

Tuesday, May 31, 2005

By Lisa Cromwell  
The Hillsboro Argus

The Argus

Washington County Fair Board of Directors' plan to rebuild a much smaller complex inside a large retail center is the best way to save the fair, says Don Hillman, executive director of the fair complex.

Yet Washington County Fair Booster members say further cuts could be made to fair staff and volunteers could be better utilized to retain the complex as it is now. The complex is on 101 acres bounded by NE Cornell Road, NE 28th Avenue, the Port of Portland's Hillsboro Airport and Tri-Met's Max Light Rail line.

Developer Opus Northwest LLC, whose Portland office is one of 22 in the US, is partnering with the fair complex and Washington County to redevelop portions of the complex into a retail center surrounding a rebuilt fair complex.

A new exposition hall, large open pavilion for concerts, public plazas and improved parking lots would be included. In accordance with the Hillsboro 2020 Vision Plan, Grant Street will be extended from 28th Avenue to Brookwood Parkway.

The fair board and Opus will present redevelopment plans to the Hillsboro Planning Commission in June. Pending approval by the commission, the Hillsboro City Council and Washington County, design development could begin in October, with groundbreaking by 2006.

Of the complex' total acreage, about 20 are used in the fair, Hillman says. The 16 buildings constructed over 50 years there, including a 52-year-old exhibit hall, are in poor repair, he adds. "The hall and other buildings are not earthquake safe and the livestock facility is not sprinkled, creating a fire hazard. A great deal of money would be required for renovation."

"In the minds of the board and staff, this is necessary to save the fair," Hillman says. "All fair facilities have outlived their useful purpose, so we believe it is in the best interest of the public to seek out new opportunities for modern facilities to serve all Washington County."

Attendance at the fair, held yearly in late July, as well as events at the complex throughout the year, has declined steadily since the 1970's. "When I came on board three years ago, fair attendance was still declining, so we reduced the fair from six days to four. At six days, we were losing more than \$200,000. Last year, at four, we lost less than \$200,000.

"We reduced full-time staff from 11 to seven and were still losing money."

Declining fair attendance is a national trend, he adds. "People are not flocking to fairs like they used to, because there's so much to do. In Portland, there are probably 300 events to go to this weekend. Fairs used to be the center of concerts and events. There was no Internet and there was not the proliferation of

amphitheaters and concerts there are today."

The Fair Board sought a private partner after voters for the third time rejected a bond measure to fund complex redevelopment. Measures were turned down in 1979, 1989 and 2002.

Because the fair rodeo, like others across the country attached to fairs, was losing money year after year, the board put complex staff in charge of it. Hillman points out that "stand-alone" rodeos in Jackson County, St. Paul and Molalla are more successful due to less competition from fairs.

Fair Booster members Lyle Spiesschaert, Sheila Day and Bill Ganger agree the complex needs to be redeveloped, yet take issue with how it is being done. "Citizens are being kept in the dark about the plans," says Spiesschaert, who with Day was a fair board member.

"Most people are convinced we may lose the essence of the fair with this redevelopment. We have a right to public process in developing this. We should not give up land in the public trust. This fair is not in debt. The complex receives one percent of the county hotel/motel tax. That subsidizes events."

"There needs to be more volunteer involvement in planning, more grassroots involvement. I urge people to write to Washington County Commissioners to keep the fairgrounds."

To accusations that Fair Board business is conducted behind closed doors, Hillman replied, "I'm blown away by that. All of our business is open to the public. I ask people to call me if they find anything is being done out of the public eye.

To learn more about redevelopment plans, call Don Hillman at 503-648-1416, Ext. 205. For more about Washington County Fair Boosters, call Lyle Spiesschaert at 503-357-5757.

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## State Fair Park hires local marketing firm to sell naming rights

**By Mark Kass**

The Business Journal of Milwaukee

Updated: 8:00 p.m. ET May 22, 2005

The Wisconsin State Fair has hired a Milwaukee marketing firm to recruit businesses to sponsor buildings and other State Fair Park attractions in an effort to raise more than \$1 million.

State Fair hired Super Pear Strategies L.L.C. to lead the naming rights endeavor, said Randy Prasse, the fair's executive director. The firm will attempt to find sponsors for the State Fair's permanent assets, including buildings, gates and streets.

"This move is our first concerted effort to tap into the revenue potential of our many permanent physical assets," Prasse said.

Prasse said State Fair Park draws about 2.5 million visitors annually to the 10-day State Fair and other events and shows held at the grounds throughout the year. They include the Milwaukee Journal Sentinel Sports Show and the Realtors Home & Garden Show.

The sponsorship effort will build on two naming rights deals signed by State Fair Park in 2004 worth \$325,000 over five years. Fort Wayne, Ind.-based Master Spas agreed to pay \$50,000 for five years to get its name on the East Exhibit Hall, which is the home of the cream puff bakery. In addition, Foremost Farms U.S. Cooperative of Baraboo will pay \$75,000 for three years of naming rights to the milking parlor.

Marty Greenberg, chairman of the State Fair Park board, has high hopes for the sponsorship push.

"A great partnership has been developed to secure the future of State Fair Park and Wisconsin Exposition Center with contractually-obligated revenue," Greenberg said.

### Revenue needs

State Fair Park is working to increase its revenue due to financial problems in recent years. Wisconsin State Fair Park is projected to lose \$1.9 million when its fiscal year closes June 30, bringing its total deficit over the last three years to \$8 million, fair officials recently predicted.

Super Pear Strategies was founded recently by local marketing executives Pam Kassner and Kip Ritchie. Ritchie is the former director of marketing for Potawatomi Bingo Casino, Milwaukee. Kassner worked in corporate communications at Rockwell Automation, Milwaukee.

Kassner said she anticipates making pitches to many categories of Milwaukee-area businesses, including financial institutions, health care firms, wireless phone providers and home improvement retailers. The cost of the sponsorship deals will depend on the type of building or gates that the company wants to sponsor, along with the term of the contract.

"There are a lot of opportunities out there and it is our job to find them and sell them on the positive impact of being involved with State Fair," she said. "A company can see a lot of return in terms of increased name recognition from being involved in an event such as this."

Part of the challenge will be marketing State Fair Park as a year-round entertainment destination, rather than just for the 10-day State Fair in August.

"There are many shows that are held at the park throughout the year that draw thousands of people," Kassner said. "It is an active place 12 months a year."

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URL: <http://msnbc.msn.com/id/7950234/>



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## The Oregonian

### Free, local and jazzy The Mt. Hood festival opens its doors to everyone to come check out jazz in Gresham

Organizers this year won't charge admission to try to entice everyone to come check out jazz in Gresham

Wednesday, May 04, 2005

**CATHERINE TREVISON**

The Oregonian

GRESHAM -- For the first time in 24 years, the Mt. Hood Jazz Festival will be free, but the audience will not see jazz performers from outside the region.

By forgoing fees and travel expenses for national and international acts, the festival Aug. 5-7 will cost about 30 percent less to mount, and organizers can afford to give up gate receipts, said Mary McSwain, president of the Gresham/Mt. Hood Jazz Association.

Attendance last year, when tickets were \$35 each day, was only 2,000 people. That was about half of what organizers hoped for, although the lineup included artists such as Madeleine Peyroux and Abbey Lincoln. The 2004 festival lost money, but the deficit was later made up by donations, McSwain said.

This year, the festival hopes to bring a wider audience to jazz and to the city of Gresham, which is celebrating its centennial. The event will not be free in 2006, she said.

"It is a sacrifice to give up the gate . . . but the payoff is so much better -- the goodwill, and reaping the benefits of getting the community involved again," McSwain said. "No excuses this year. People need to come and check out jazz."

The festival will announce its lineup in about three weeks, she said. The association's artistic director will create new combinations of artists that jazz fans haven't heard in local clubs already, organizers said.

"By saying we're using local and regional, we've got a wealth of talent that can be very exciting," McSwain said. "We think we'll have wonderful surprises."

Drummer Ron Steen will lead nightly jams after the concerts.

During its heyday, Gresham's annual jazz festival featured household names such as Ella Fitzgerald and brought tens of thousands of people to the Mt. Hood Community College field. But as jazz performers and their audience aged, attendance declined. By 2001, the foundation running the festival could not pay its bills.

A group of local boosters formed the Gresham/Mt. Hood Jazz Association, which put on a scaled-down festival in Main City Park for the past three years.

Two months ago, the association board announced it would trim ticket prices to \$10, change hours and move the festival to a vacant lot where Gresham hopes to build a performing arts center. The association made the changes to improve attendance and encourage participation by downtown restaurants, McSwain said.

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The association, like other nonprofit art groups, has struggled to find larger corporate sponsors in the current economy. Also, it has not yet been able to hire staff for complex tasks such as handling ticket inventories.

When discussing those issues three weeks ago, the board began talking about simplifying the ticket issue by making attendance free in connection with Gresham's centennial.

"It was one of those light-bulb-going-off type decisions," McSwain said. "Everything came together at once. It made tremendous sense to us."

The association still plans to sponsor a nationally known jazz act at "The Bite of Oregon," which takes place in Tom McCall Waterfront Park in Portland the weekend after the jazz festival. It also will continue sponsoring jazz concerts throughout the area all year long, McSwain said.

More information about the festival is available at [www.mthoodjazz.org](http://www.mthoodjazz.org).

Catherine Trevison: 503-294-5971; [ctrevison@news.oregonian.com](mailto:ctrevison@news.oregonian.com)

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Article Last Updated: 4/28/2005 07:52 AM

## Bay Meadows developer eyes Expo Center

By Tara Ramroop, STAFF WRITER  
Inside Bay Area

SAN MATEO — Bay Meadows Land Company representatives are eying parcels of land at the San Mateo County Expo Center, but Expo Center officials want to know what they would get in return before striking any deals.

The Expo Center and Fair Association Board of Directors met Wednesday and discussed forming a committee to review two proposals from the Bay Meadows Land Company, or BMLC.

The company is in talks with the city to redevelop the existing Bay Meadows Race Course into Bay Meadows Phase II, an 83-acre residential, retail and commercial village, according to Chris Carpenter, the Expo Center's general manager.

BMLC first wants to exchange a swath of land along Delaware Street owned by the Expo Center for a same-sized one within Phase II. BMLC needs the land on Delaware to extend the artery past 25th Avenue in one of Phase II's biggest roadway changes.

The heftier issue lies in a 4.75-acre parcel of land in the Expo Center parking lot along Saratoga Drive. BMLC proposes taking control of the land, possibly through a lease agreement, because it needs the additional space for a park in one of the city's biggest planned developments.

BMLC proposed a 10-acre park and five acres of smaller ones throughout the Phase II development, but the city wants a 15-acre, contiguous park.

A contiguous, 15-acre park within the current Bay Meadows Phase II site isn't possible without "Balkanizing the quality of the development," said BMLC spokesman Adam Alberti. So company representatives are looking to the Expo Center parcel to assemble land for the park.

The committee, comprising Carpenter, Expo Center representatives and two County Supervisors, is expected to have the land issue resolved sometime in the next two months, Carpenter said.

BMLC spokesman Alberti believes a park would bring more life to the existing area. And he's amenable to striking additional deals if necessary.

"They'll certainly get something in return," Alberti said.

On the Web: [www.sanmateoexpo.org](http://www.sanmateoexpo.org)

Staff writer Tara Ramroop covers San Mateo. She can be reached at (650) 348-4302 or by

e-mail at [tramroop@sanmateocountytimes.com](mailto:tramroop@sanmateocountytimes.com).

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# THE PLAIN DEALER

## Danger at hand

Petting zoos reminding people to wash up carefully after visits

Monday, April 25, 2005

**James F. Sweeney**  
Plain Dealer Reporter

The Donahue family walked away from the petting zoo at the International Exposition Center without washing their hands, despite the signs urging them to do so.

"It didn't even occur to me," said Joel Donahue, who had read about outbreaks of E. coli infections from contact with farm animals.

Odds are the Canton family wouldn't have gotten sick from feeding and petting the goats and sheep. Humans and farm animals interact innumerable times a day, and humans usually walk away unscathed.

But not always. As summer approaches, it's a good bet that some people will become seriously ill after a visit to a petting zoo, farm exhibit, animal swap meet, livestock barn or county fair.

In Florida this year, at least 22 people, almost all children, fell ill after visiting one of three fairs. Another 35 cases are under investigation, but officials said it appears all the victims touched the animals in the petting zoos. E. coli is found in the animal feces, which easily can get on an animal's fur, coat or feathers, where it can contaminate the hands of visitors.

The potentially lethal bacteria can be spread other ways as well. E. coli in the water sickened people at the Medina County Fairgrounds in 2000 and contaminated sawdust kicked up during a barn dance might have been the source of bacteria that sickened 23 people at the 2001 Lorain County Fair.

Children are more susceptible because of their youth, weaker immune systems and lack of attention to hygiene, said Anne Avery, an infectious-disease physician at MetroHealth Medical Center.

"A child is much more likely to pet an animal and then go suck his thumb," she said.

E. coli 0157:H7, the strain responsible for the disease, causes 73,000 infections and 61 deaths in this country each year, according to the Centers for Disease Control and Prevention. Other microscopic threats such as cryptosporidium and salmonella also can be picked up at petting zoos.

A quick survey of local petting zoos and fairs found officials well aware of the dangers and safety precautions in place.

The petting farm at the Cleveland Metroparks Zoo has hand sanitizers near the exits and a kiosk with two sinks with hot and cold water and soap. A staff member at the Akron Zoo's petting display reminds visitors to use hand sanitizers, and signs warn them that food and drink are not allowed.

The Cuyahoga County Fairgrounds added 50 hand-sanitizing stations near the livestock barns and sinks with hot running water and hand towels four years ago, said fair director Dave Stephan.

More visitors are bringing their own hand sanitizers, said Andy Baker, administrator of Lake Farmpark in

Kirtland, where visitors can milk cows and pet sheep. Hand sanitizers and sinks are available throughout the park, he said. New and more visible signs are being added, he said.

As for the Donahues, the family at the I-X Center, they thought about it and, a few minutes later, circled back to the hand-sanitizer dispensers in front of the petting zoo to wash up.

To reach this Plain Dealer reporter:

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# The Salt Lake Tribune

<http://www.sltrib.com>

Article Last Updated: 4/24/2005 10:32 PM

## While E. coli is potentially deadly simple precautions can send it packing

By Brooke Adams  
The Salt Lake Tribune  
Salt Lake Tribune

A cranky, nasty germ could be at your child's fingertips this summer. But keeping it at bay is only a hand-washing away.

First stop for 8-year-old Kylee Handy of Clearfield after recently visiting baby animals at Thanksgiving Point's Farm Country: the hand-washing station.

Milk a cow, wash your hands. Pat a goat, wash your hands. Feed a llama, wash your hands.

That's the mantra at Farm Country in Lehi, which vigorously pushes hand-washing to avoid outbreaks of E. coli like the one that sickened at least 22 people in Florida earlier this month.

The victims, mostly children, got sick after visiting one of three fairs that featured petting zoos. At least one child was hospitalized in critical condition.

Utah has never had an outbreak of E. coli linked to a petting zoo or working farm, according to the state Department of Health.

Still, the Florida incident set off alarms among county fair organizers, zoo operators and extension service agents.

Art Walunas, manager of the Iron County Fair, read about the Florida outbreak with dread.

"I have never thought about the petting zoo being a liability until I read that article," said Walunas, whose August event always includes a petting zoo. "You think you have everything covered and then you find you don't."

According to the Centers for Disease Control and Prevention, 73,000 Americans develop E. coli infections each year. The strain of the bacteria that causes most of the infections is E. coli 0157:H7.

Common symptoms of an infection range from abdominal cramps to diarrhea. More than 2,000 people end up in the hospital each year, and 61 people die from complications, such as kidney failure.

Most people get sick after eating undercooked beef. But during the past five years, scores of children have been infected across the country after coming in contact with livestock and barnyard animals while visiting county fairs and petting zoos.

"Petting zoos are a recognized risk factor for this type of E. coli, so it is something we are always vigilant for," said Marilee Poulson, a state food-borne disease epidemiologist.

In Utah, children are most likely to come in contact with barnyard animals at working farms such as Thanksgiving Point's Farm Country, Salt Lake County's Wheeler Farm and the American West Heritage Center in Cache County.

Farm Country is visited by about 40,000 children each year, mostly on school field trips.

Petting yards are often offered at county fairs, as well as the Utah State Fair. And some 4-H clubs bring animals on visits to elementary schools.

Hogle Zoo doesn't have a petting area, but docents sometimes carry around smaller animals - snakes, chinchillas, etc. - that visitors can touch.

"Many kids just see [barnyard animals] in books or goofy comic strips, so they do want to touch them," said

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Debra Stielmaker, director of the Agriculture in the Classroom foundation for USU Extension Services.

Utah does not license or regulate petting zoos or animal exhibits, but "we do encourage them to make sure their animals are healthy," said Larry Lewis, public information officer for the Utah Department of Agriculture.

His office, as well as USU's Extension Service and the Health Department all promote the single best method of avoiding an infection - hand washing.

Soap and water are "the gold standard for protection," but hand sanitizers are a "perfectly fine substitute," Poulson said.

Hogle Zoo docents, for instance, pack hand sanitizer gel and offer a squirt to visitors after animal encounters, said Stacey Phillips, a zoo spokeswoman. They also refer guests to nearby restrooms to wash their hands.

Boni Powell, who has arranged the petting zoo at the Iron County Fair since 1993, keeps a faucet and water bucket nearby for kids to use; she also offers hand sanitizers and paper towels. And she doesn't provide pellet feed, in order to minimize contact with the animals.

"We've made every attempt for people to be able to do that [clean up after seeing the animals]," said Powell, a Milford resident. It's up to parents, she said, to make sure their children use them.

Farm Country offers soap and sanitizers - as well as fluorescent lotion that illuminates any bacteria that still remains. Sudsy, a mascot character that is part of Sizzler restaurant's hand-washing campaign, also makes visits to the farm to promote hand-washing, said Mack Dalley, Farm Country director.

It does not allow guests to eat food while inside the farm, and works closely with USU Extension Services to make sure it is providing as safe and educational an experience as possible.

"It's not a petting zoo, but there are animals everywhere," said Dalley, adding that kids are encouraged to touch such animals as the cows. "We stress the point that when you work with animals, touch animals, you should always wash your hands."

Poulson also said young children should not be allowed to touch animals until "they know not to put their hands in their mouths until they've washed."

brooke@sltrib.com

**What it is:** Escherichia coli (E. coli) is a bacteria. Of hundreds of strains, several can cause illness.

**Common sources:** Undercooked beef, cattle and other animals, unpasteurized milk and juice, unwashed fruits and vegetables, salami, an infected person, swimming in or drinking sewage-contaminated water.

**Who is most susceptible:** Children younger than 5, the elderly and people with compromised immune systems.

**Symptoms:** Watery or bloody diarrhea, fever, abdominal cramps, nausea, vomiting. Symptoms may last five to 10 days.

**What can happen:** Kidney failure, neurological impairment, surgical removal of part of the bowel, death.

**Treatment:** Most people with mild to moderate symptoms recover without treatment. Those who develop serious complications usually require hospitalization.

Keep bacteria at bay:

1 Wash hands with soap and water after contact with barnyard or zoo animals or using the toilet or changing diapers. Hand sanitizers are a second choice.

1 Do not let little children who are likely to put their hands in their mouths touch animals.

1 Do not eat or prepare food until you have washed your hands.

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# The Old Log Jail:

*a Study in Old West Justice*

*Information provided by Commander Bob Thiessen, Washington County Sherriff's Dept.*

**W**ashington County's first jail, now on permanent exhibit at the Washington County Museum, symbolizes the criminal justice system of the early West. The 11-ft. structure stands today as one of the oldest log buildings in Oregon.

The jail was erected in the middle of the 19th century. Washington County was one of only four counties (called districts at that time) in the Oregon Territory. The others were Clackamas, Champoeg and Yamhill. The Clatsop District was added in 1854. Hillsboro, the county seat, was a small town consisting of 12 houses, a hotel, the courthouse, a log schoolhouse and the newly built jail.

## THE STORY OF THE OLD LOG JAIL

The fifth Washington County sheriff, William H. Bennett, oversaw the building of Washington County's first jail. Bennett took office in 1848 – three years after the first Tuality County sheriff and one year before Tuality became Washington County.

In 1852, during his second term as sheriff, Bennett asked county officials to build its first jail in Hillsboro. In July 1853, Washington County officials requested sealed bids to build the jail. The bid specifications required that the walls, floors and ceiling be made of hewed timber, 12 inches square, lined throughout and floored with two-inch planks, well spiked. The door, locks, hinges and gates were to be made of boiler iron and the corners of the building were to be riveted together with iron rods. The roof was to be covered with cedar shingles.

On Sept. 7, 1853, William Brown was awarded the contract with a bid of \$1,175.


Brown, born in New York in 1816, was a Mexican war veteran. Brown and his wife came to the Oregon Territory from Missouri in 1852. Their claim was located on top of Chehalem Mountain, south of Hillsboro. Brown was a farmer and a carpenter. He is also credited with building the first gallows and coffin in 1858 for the first convicted murderer in Washington County. In 1866 and 1867, Brown served as a deputy sheriff and became a justice of the peace in 1868.

Brown finished the log jail Dec. 5, 1853, but his building varied from the commissioner's original specifications. Brown had built a one-story rectangular structure with just a single room. The building was constructed of ax-hewn logs and 11-inch square planks. It was 16 feet wide and 11 feet 8 inches high from ground to the gable peak. The jail had two windows with heavy iron bars. One window was located on the door and the other on the back wall.

The county commissioner had called for a larger building with a center hall in it. On Dec. 5, 1853, a draw was made on the County Treasury for \$900 in favor of William Brown for completing the jail. The full amount, however, was not paid because the finished building was not the agreed upon size. The unpaid balance was \$275.

The jail was located on the southwest corner of Fourth and Washington streets on the edge of town.

In 1855, some improvements were made to the wooden jail. Two locks were added and two blankets and a bucket



*Old Log jail when it was located at the Washington County Fairgrounds. The jail looked much as it did in the mid-1800s.*



*The refurbished Old Log Jail in its new permanent location at the Washington County Museum.*

were purchased. In August 1855, a box stove and three stovepipes were also installed. Finally, in 1856, a fence was built around the jail yard.

In January 1870, the structure ceased its service as a jail and was sold to Riley Cave for \$75 in gold coin. Cave, his wife Melinda and their one-year-old daughter Lillian lived in the jail building from 1870 to 1872 while Cave built their house next door. After their house was built, the old jail functioned as an outbuilding. Melinda gave birth to their second child, James, in the old jail building.

The jail was moved from its original location to the Washington County Fairgrounds in 1953 to save it from being razed. In 1985, it was placed on the National Register of Historic Places for its architectural and historical significance to the citizens of Washington County.

## JAIL HOUSES COLORFUL CHARACTERS

The history of the Old Log Jail is filled with color and mystery. Both county and

territorial prisoners were lodged in the single-room jail. The territorial penitentiary in Oregon City burned shortly after it was built, which made it necessary to hold prisoners in county jails. During the Old Log Jail's time, people were charged with such crimes as breach of peace, grand larceny, assault and battery and selling of spirituous liquors. It was long believed that Ulysses S. Grant was once an inmate in this jail.

Two men are known to have died in the jail, one by his own hand. The second died of natural causes after spending 18 months there. He had been a fur trapper, respected citizen and prosperous farmer before he killed his wife and four children with an ax in a delirium fit.

The old jail building is significant for its rare log construction. It is the oldest known surviving log building in Oregon.

By 2002, several of the logs had seriously deteriorated. To prevent continued decay, the Washington County Historical Society took possession of the jail. The society commissioned a professional timber

conservator to restore the jail to its original condition and move it inside the museum facility, where it is now safely preserved and can be viewed for generations to come.

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### *About the author*

*Commander Bob Thiessen manages the 572-bed Washington County Jail in Hillsboro. Staff includes 130 certified deputies and 47 civilian staff. This year approximately 20,000 people will be booked into the jail. Thiessen, who holds many honors, is responsible for improving relationships with Washington County courts by assigning deputies as liaisons between judicial and court security units. He is actively involved in the community as a professionally trained mediator. Thiessen has been married to Lisa for 27 years and has two children. They reside in Aloha.*

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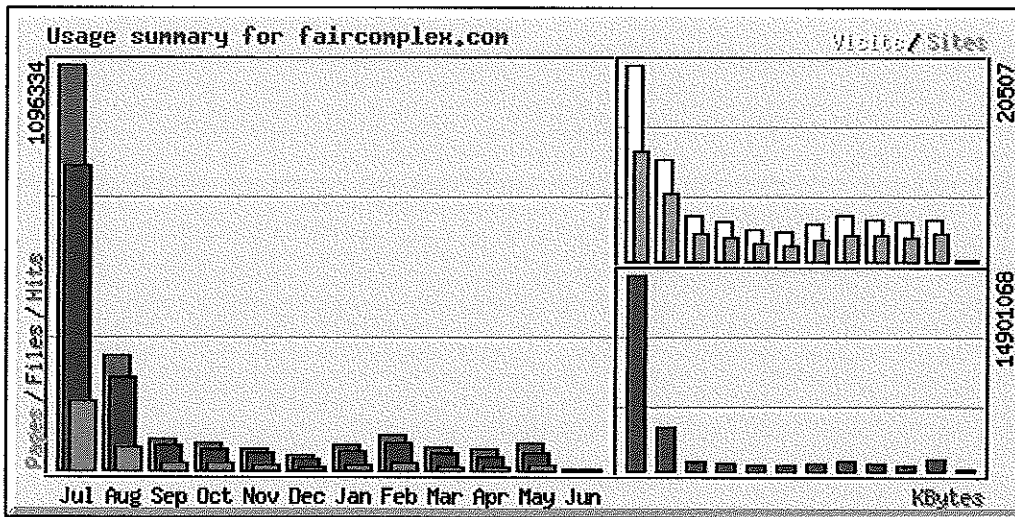
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# Usage Statistics for faircomplex.com

Summary Period: Last 12 Months  
Generated 02-Jun-2005 02:45 EDT



## Summary by Month

Month	Daily Avg						Monthly Totals				
	Hits	Files	Pages	Visits	Sites	KBytes	Visits	Pages	Files	Hits	
Jun 2005	1624	996	230	84	186	31278	168	460	1992	3249	
May 2005	2421	1507	349	141	2732	802693	4381	10837	46736	75066	
Apr 2005	1929	1252	291	136	2396	440063	4109	8743	37574	57870	
Mar 2005	2014	1409	339	139	2538	502957	4334	10531	43692	62443	
Feb 2005	3382	2648	755	167	2652	652298	4699	21158	74160	94696	
Jan 2005	2121	1668	495	122	2125	498507	3785	15364	51708	65761	
Dec 2004	1270	986	345	100	1659	350331	3123	10723	30573	39383	
Nov 2004	1905	1469	443	110	1792	444832	3308	13297	44083	57164	
Oct 2004	2412	1894	556	129	2346	553758	4002	17238	58715	74776	
Sep 2004	2876	2313	642	153	2900	651458	4618	19285	69399	86307	
Aug 2004	10019	8131	1956	342	7010	3218285	10622	60638	252082	310598	
Jul 2004	35365	26595	6063	661	11390	14901068	20507	187975	824452	1096334	
<b>Totals</b>						<b>23047528</b>	<b>67656</b>	<b>376249</b>	<b>1535166</b>	<b>2023647</b>	



## Hillsboro Argus

### What's the beef?

Thursday, June 02, 2005

The Hillsboro Argus

For more years than we can count, agriculture was Washington County's economy.

To celebrate the end of the harvest, ag folks put on the county fair, displaying their prize animals and other bounty produced on some of the most fertile soil in the world.

Even those who lived in cities were drawn to the annual ritual because it was entertaining.

But those days are long gone. These days, city folk have hundreds of other places to spend their entertainment dollars.

As a consequence, fair attendance has dropped dramatically. It's been operating at a loss.

Were it not for the subsidy provided by the county lodging tax, the fair probably would have died years ago.

People who call themselves "traditionalists" want the "old" fair preserved. They want more subsidy from the county, not less.

County commissioners and fair commissioners have tried various schemes to rescue the fair.

They tried redeveloping the fair themselves, but voters resoundingly said "no thanks" to a substantial bond measure.

Next, the county turned to the private sector.

It received only one viable proposal that would grant development rights on part of the fairgrounds' 101 acres to developer Opus Northwest, and Opus will build some new fair facilities.

We have trouble understanding what's wrong with this. Why are the traditionalists so upset?

Bottom line, the fair will be preserved to some extent. True, it won't be the old fair. But then again, this is not the old county.

Doug Browning

Hillsboro Argus Editorial

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**OregonLive.com**

Everything Oregon

## The Oregonian

### Community Snapshot

Tuesday, June 07, 2005

**The Oregonian**

What does a proposed redevelopment of the fairgrounds mean for the county fair and rodeo?

Washington County Fair officials recently presented a plan to flatten the Fair Complex in Hillsboro and rebuild on spare county land just to the east. The current 62-acre home of barns, farm and event buildings would become a shopping center.

Longtime supporters of the fair and rodeo say the proposal to rebuild on 30 acres across the street will damage the once-vibrant event.

But supporters of a redevelopment plan that includes construction of a 100,000-square-foot exposition center and a covered arena say it is exactly what is needed to save the fair. Best of all, supporters say, the \$25 million to \$30 million for the new Fair Complex won't cost taxpayers a cent. The construction bill will be picked up by developer Opus Northwest, which recently built Bridgeport Village in Tualatin, in exchange for the rights to develop the retail center.

Where do you fall on the plan? Is it a tonic to fix a moribund fair that has faded as the county has moved from its agricultural base? Is it the final nail in the coffin of an event that celebrates Washington County's traditions?

Must the fair change to survive? If so, how should it present itself for an audience in 2005?

Tell us what you think. We'd like to publish your response. To reply by e-mail, send responses to [west@news.oregonian.com](mailto:west@news.oregonian.com). To use The Oregonian's Inside Line, a free service inside the local calling area, dial 503-225-5555 from a touch-tone telephone, then enter category number 6689. Responses will be published in the Washington County Weekly.

#### **METROWEST STAFF**

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County of Washington

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www.faircomplex.com

## MEMORANDUM

**Date:** June 7, 2005

**To:** Washington County Fair Complex Board  
Washington County Fair Complex

**From:** Don G. Hillman, Executive Director  
Washington County Fair Complex

**Re:** 4H Fair Complex Usage – Staff Recommendation

Staff has been asked to provide a recommendation regarding future 4H usage of Fair Complex facilities on an on-going basis. Given the heavy reliance of Countywide Hotel/Motel taxes to support ongoing programming and the annual County Fair; that the current practice permits 4H usage of any available Fair Complex facility on an any day or any time; and since this practice exacerbates the continued reliance of Countywide Hotel/Motel taxes, staff recommends a change in practice that better manages 4H usage of Fair Complex facilities and implements a cost recovery policy for certain 4H uses.

**Recommendation** - Permit 4H to use available Fair Complex facilities (excluding the arena) on a one-night per week basis, with 4H staff coordinating all scheduling and providing on-site personnel. Charge 4H a fee to cover staff time and operational costs for all other usage. With regards to arena usage, charge 4H the cost of maintaining the arena for their use. Generally, two hours of staff and equipment time per week.

**Background** - The Washington County Fair Complex generates revenues from its facility rentals and annual County Fair programs. The Fair Complex also receives one-seventh of the Countywide Hotel/Motel taxes (transient room tax). For FYE 2004/05, the Fair Complex adopted budget projects a \$286,000 loss from facility rentals and a \$136,000 loss from the annual County Fair. The Fair Complex share of Hotel/Motel Taxes covers these two program losses of more than \$400,000. For FYE 2004/05, Hotel/Motel Taxes are estimated at \$518,000.

**Current Practice** - It is current practice (not necessarily Board Policy) to allow 4H the use of any and all Fair Complex facilities when not in use by others. This is any day, any

time, seven days a week. Staff coordinates all 4H usage, which at times, takes more staff time to coordinate than those using facilities for a fee. Staff also provides all necessary operational support such as building preparation, providing tables and chairs, activating heating and lights, etc. Although not often, in some instances, staff performs these activities only to find out either at the last minute, or never finding out at all, that 4H has cancelled their event, or that staff has been scheduled after hours and/or on weekends only for a non-fee 4H event.

It's staff's understanding that many 4H weekend events also have a fundraising element included, helping to raise money for individual clubs or project areas.

**Policy Discussion** – Important to this discussion is the understanding that the Fair Complex Board has the exclusive authority to manage the grounds and all other property owned, leased, used or controlled by the County devoted to the use of the County Fair (Complex); and that the Washington County Fair Complex Board is entrusted and charged with the entire business management and financial, and other affairs of the County Fair (Complex).

The Fair Complex Board has broad powers as it applies to the Fair Complex and is encouraged to always represent the public's best interest. In any policy decision, Board members should recognize their role as responsible trustees of the public's assets and exercise their powers to advance the organization and programming that benefits the public as a whole.

#### **Available Options**

1. **Hotel/Motel Taxes** – If the Fair Complex's facility rentals and annual County Fair programs generated a net profit, the Fair Complex Board could direct some of these net revenues, especially from the annual County Fair program, to be used to support 4H use of facilities at no charge. However, since the annual County Fair does not generate a net profit, it could be concluded that the Complex's share of the Countywide Hotel/Motel taxes support 4H's current usage of Complex facilities. The County code provides that this source of revenue is to be used for the purpose of promotion and maintenance (including operation) of the fairgrounds, and some may argue that subsidizing 4H facility usage from this source of revenue may not be appropriate.
2. **Raise Rental or Fairtime Fees** – The Fair Complex Board could raise rental fees or fairtime fees specifically to fund the cost of providing facilities for 4H. Some may argue that increasing such fees maybe inappropriate or do not serve the larger Countywide interests.
3. **Limit Usage** – The Fair Complex Board could recommend that the 4H usage be better managed and coordinated by 4H, and/or, charge a fee to cover the cost of staff and operational costs, or both.

County of Washington

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## Washington County Fair Complex Redevelopment Timeline

### May

- Outreach program begins with project presentations
- Project briefings to local media

### June

- City of Hillsboro Planning Commission presentation
- Fair Complex Public Meetings and presentations
- Outreach program ongoing

### July

- Outreach program ongoing

### August

- City of Hillsboro Planning Commission Hearings
- Washington County Commission Meetings presentation on definitive agreement
- Outreach program ongoing

### September

- City of Hillsboro Planning Commission project text amendment approval
- Outreach program continues

### October

- Washington County Commission project approval
- Design development begins

### 2006

- Groundbreaking on Washington County Fair Complex redevelopment



## Fair Complex

### MEMORANDUM

May 23, 2005

**To:** City of Hillsboro Planning Commission  
City of Hillsboro Planning Staff

**From:** Don Hillman, Executive Director  
Washington County Fair Complex

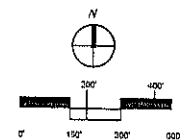
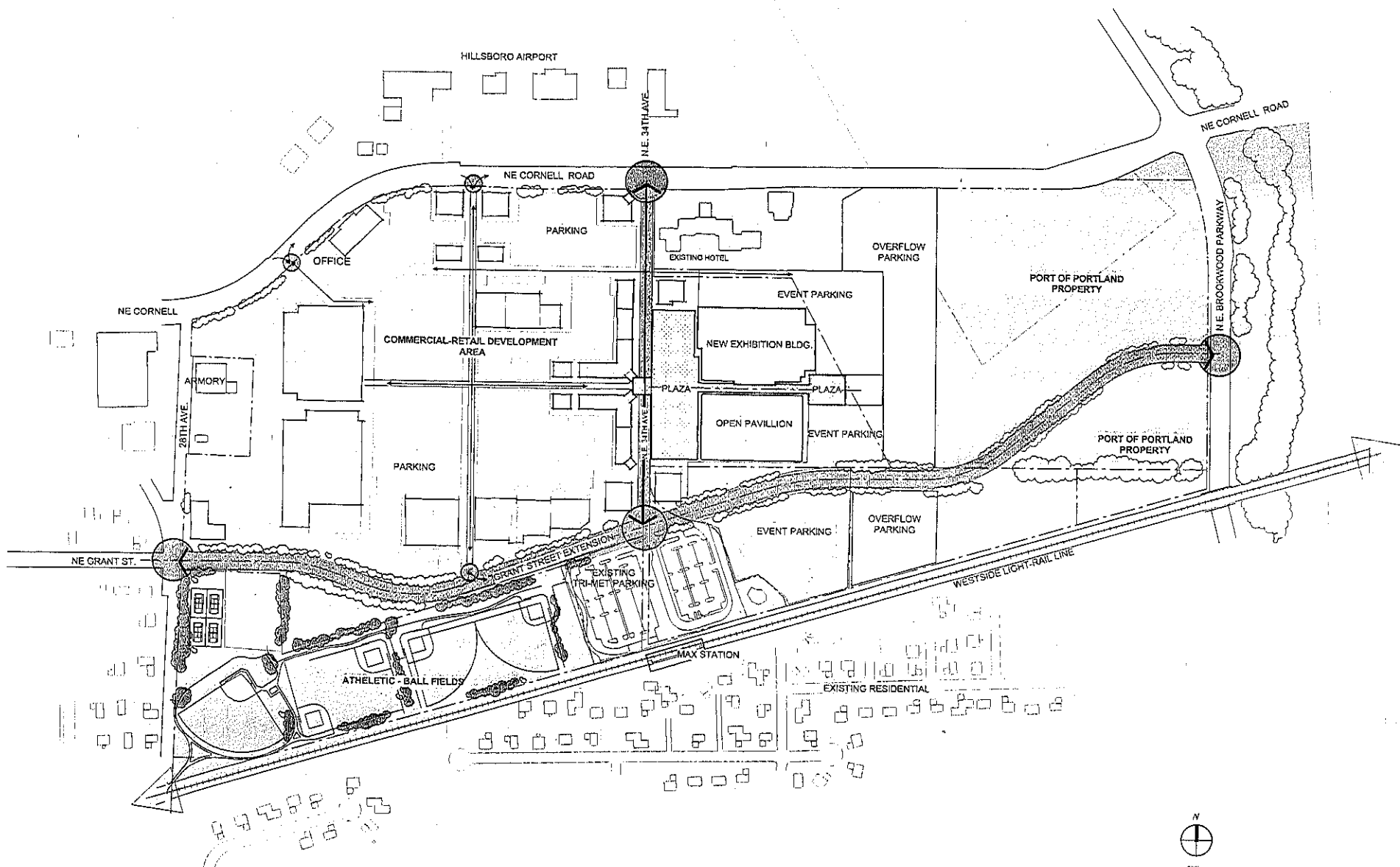
**Re:** Request for Initiation of Text Amendment for Station Community Fair  
Complex Institutional (SCFI) District

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#### I. Overview

The Washington County Fair Board is excited about the opportunity to enter into a public/private partnership as called for in Strategy 7.2 of *Hillsboro's 2020 Vision* to redevelop portions of the publicly owned Fairground property for a multi-purpose Event Center. The proposed project offers the following community benefits:

- Washington County will obtain a long-sought community goal of a new Event Center at no cost to the taxpayer. The Event Center will be a year-round exposition facility (indoor and outdoor) that will host the annual County Fair & Rodeo, consumer events such as car, electronics and home & garden shows, business trade shows, job fairs, graduations, conferences, concerts and other community gatherings. The new facilities and programming will activate this key location adjacent to a light rail station. *See Figure 1, Diagram Plan & Figure 2, Perspectives.*
- By partnering with a private developer (Opus Northwest LLC), new commercial uses to the west of NE 34<sup>th</sup> Avenue will provide the funds to pay for development the new Event Center and the commercial portion of the site will be returned to the tax rolls. The commercial uses will be linked with the Event Center in an overall concept development plan and integrated design. The complimentary uses will further expand the event, entertainment and activity center characteristics of this district.
- The public/private partnership will also facilitate key street and infrastructure improvements. NE Grant Street will extend from NE 28<sup>th</sup> Avenue to Brookwood Parkway and will be fully improved with sidewalks, street trees, and other amenities. This road extension will significantly improve access to the light rail station and park & ride from neighborhoods to the south and will also relieve congestion on NE Cornell Road. NE 34<sup>th</sup> Avenue will also be fully improved from NE Cornell to the light rail station with wide sidewalks and other pedestrian amenities to support and compliment adjacent storefront commercial uses and a large public plaza in front of the new Event Center.



**FIGURE 1**



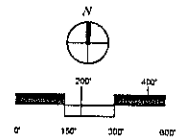
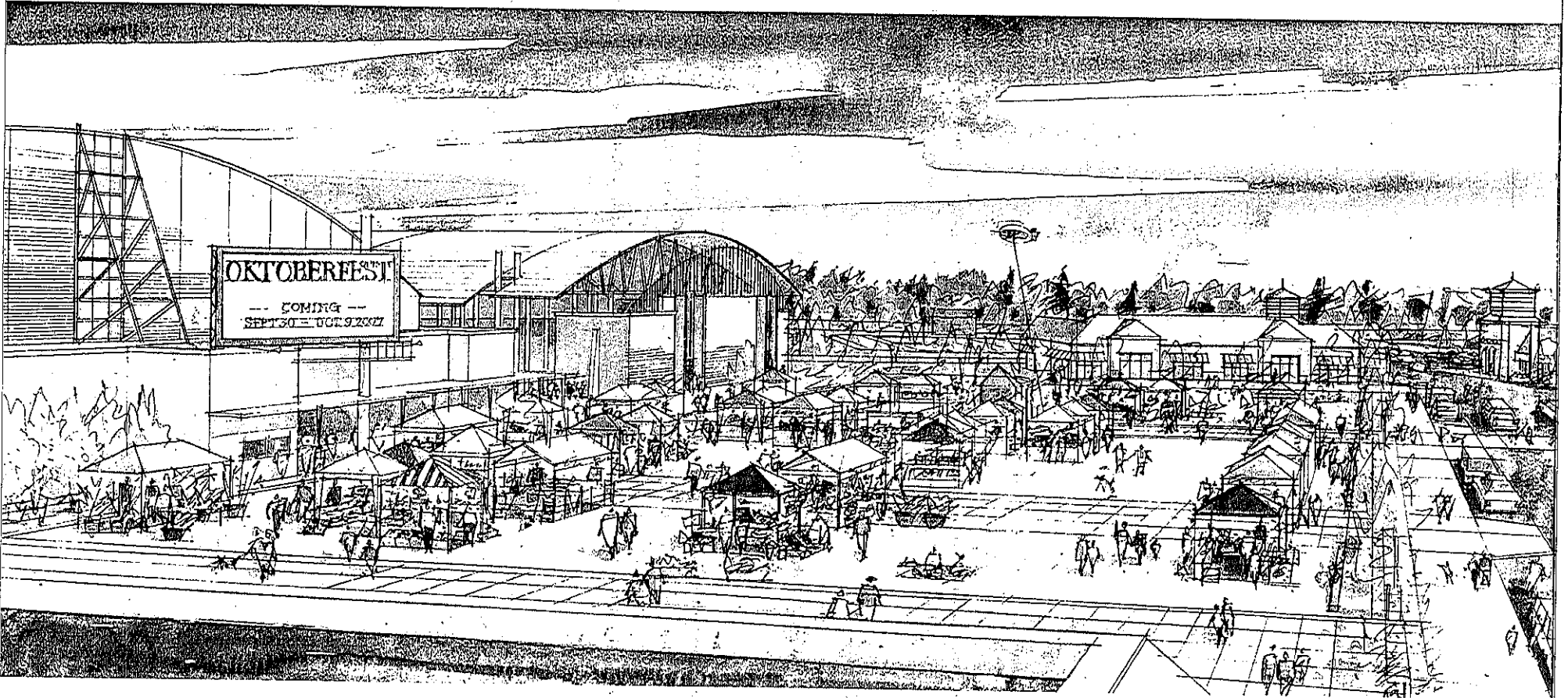


FIGURE 2

- The existing Hillsboro athletic fields will be retained and integrated into the overall concept plan.
- The proposed development will leverage and support the public investment in light rail by expanding the range of year-round uses and activities in proximity to the light rail station.

## **II. Request**

To accommodate the vision for integrated development of the county-owned property, certain amendments will be required in the text of the Hillsboro Zoning Ordinance Volume II, Station Community Planning Areas (SCPA). In addition, the Fair Board is proposing a minor change in the one Comprehensive Plan policy that applies specifically to the Hawthorne Farm/Fair Complex SCPA.

Amendments to the text of the Comprehensive Plan and Zoning Ordinance may only be initiated by resolution of the Planning Commission or City Council. The Fair Board is requesting that the Planning Commission consider initiating the process for a legislative amendment of the Comprehensive Plan and Zoning Ordinance at the public meeting on June 1, 2005. Key components of the proposed changes are highlighted in this memorandum. If the Planning Commission is open to initiation, the Fair Board will work with planning staff and other stakeholders to draft specific text amendment language for formal initiation on June 28, with public hearings scheduled before the Planning Commission in mid-August. If the text amendments are approved, the Fair Board and Opus Northwest LLC will proceed with a Concept & Detailed Development Plan, which will require separate public hearings and Planning Commission approval.

The Fair Board has begun a public outreach effort to share the public/private development proposal and Diagram Plan with numerous stakeholders. This outreach effort will include affected residential neighborhoods to the south and west, the Port of Portland, TriMet, City and County staff and officials, Washington County Fair Boosters, MERC, Hillsboro Chamber of Commerce, Washington County Convention & Visitors Bureau, Westside Economic Alliance, and others.

To set the context for the proposed amendments, the following section summarizes the history of efforts to develop a multi-purpose Event Center at this location.

## **III. History/Context**

Washington County and the Fair Board have made several prior attempts to design and build a modern event center at this location, including three separate efforts to secure voter approval of bond measures for the project. The City of Hillsboro has also attempted to adjust zoning regulations to provide flexibility for mixed-use development of the fairgrounds. Past efforts are summarized below, followed by the Fair Board request that the Hillsboro Planning Commission initiate text amendments to provide the opportunity to achieve the community vision for the site.

The beginning of the Washington County Fair can be traced to the late 1800s. Records show that the Fair was held in Forest Grove, on Main Street in Hillsboro, and on the Washington County Courthouse lawn.

In 1925, a group of Washington County citizens purchased a tract of land south of Shute Park that remained as the site of the fair until the early 1950s. The Shute Park site was too small for the growing fair and the 83-acre site south of Cornell Road was purchased and improvements built to accommodate relocation of the County Fair to its current site in 1952.

Over the past 30 years, the Fair Board and Fairground Boosters have undertaken numerous efforts to improve the fairground site. Past efforts are highlighted below:

1. A Fairground Improvements Bond Issue and Serial Levy failed in 1978.
2. A Regional Urban Design Assistance Team (R/UDAT) Study for Hillsboro was completed in 1980. The Study identified the Washington County Fairgrounds as "an ideal site for a new commercial center." Reasons given for this conclusion were:
  - The fairgrounds are at the geographic center of the Hillsboro urban growth boundary;
  - The site is located on a major arterial with good highway visibility;
  - The site is located in a growing area; and
  - There is sufficient land for expansion.

The R/UDAT Study suggested that the fairgrounds be moved and recommended that the site could be used immediately for motel and restaurant uses. Other suggested uses included an ice rink, museum; recreation center; movie theater, shops, offices, a small shopping center with department stores, tennis club, and a bank. The study went so far as to suggest that the fairgrounds could serve as a commuter transit station for a light rail line along the Burlington Northern right-of-way. In hindsight, this recommendation does not appear so extreme given subsequent development of MAX light rail and a station in exactly this location.

3. The Fair Board did not support relocation of the fairgrounds as suggested in the R/UDAT Study. However, the Fair Board did proceed with a plan amendment in 1980 to change the designation of an 8.5 acre site abutting the south side of Cornell Road and the west side of 34<sup>th</sup> Avenue from "Public Facility" to "Commercial." At about the same time, the City of Hillsboro initiated an amendment to the Zoning Ordinance to create a "Fairgrounds Commercial" zone (Ord. No. 3244).
4. In 1983, the Fair Board hired the ORB Organization to prepare a master plan of development for the fairgrounds property. The objective of the study was to:
  - Determine the general public and user attitudes about the county Fair and the fairgrounds.
  - Analyze the site to determine its suitability for continued use as the county fairgrounds.
  - Identify the highest and best use for the property.

The 1983 master plan concluded that the best location for the Fair, from an attendance perspective, would be near the core of the urban area, further to the east. The report noted that pressures would be the same there; however – how important is the Washington County Fair when compared with the value of the land for higher revenue potential uses?

5. In 1990, Washington County went to the voters with a request to issue \$9.2 million in 20-year general obligation bonds to fund fairground improvements (Measure 34-2). The bond measure was defeated by a margin of about 1000 votes.
6. In 1996, the City of Hillsboro adopted new Comprehensive Plan policies and zoning regulations for the extension of Westside Light Rail Transit (LRT) to downtown Hillsboro. LRT was initially expected to end at SW 185<sup>th</sup> Avenue, but was extended west to the terminus in downtown Hillsboro with strong advocacy from the City of Hillsboro. The Fair Complex Institutional District (SCFI) was applied to the publicly owned property at that time and “encouraged the phased development of events facilities to support the master plan for the Fair Complex adopted by the Washington County Board of Commissioners.” The SCFI zoning district “encouraged convention and conference centers, public recreational facilities and sports playing fields, facilities for indoor and outdoor educational displays and exhibits, and facilities for related events and activities that can support and benefit from proximity to the Fair Complex light rail station.”
7. In 1998, a development proposal was announced for the complete redevelopment of the Fair Complex property. The proposal by Inland Pacific Oregon, LLC (IPO/O’Byrne) identified development of a hotel and conference center, a community with 500 to 1000 or more single and multi-family homes, plus shops, restaurants and offices to the west of 34<sup>th</sup> Avenue and south of Cornell. As part of the negotiations, IPO would rebuild a modern fairplex to the east of 34<sup>th</sup> Avenue. As described in a July 23, 1998 article in the Hillsboro Argus: “In one fell swoop, after years of scrimping for cash, the Fair Board will get everything on its master plan wish list, including a 48,000-square-foot multi-purpose building.” However, the article also mentioned that the city would lose its popular Fairgrounds Sports Complex but was discussing replacement of the ball fields and tennis courts elsewhere.
8. The IPO development proposal did not go forward because the Port and the FAA would not support the amount of residential development necessary for the pro forma for the project.
9. In 1999, the City of Hillsboro deleted the C-F Fairgrounds Commercial zone from the Hillsboro Zoning Ordinance (Ord. No 4822) after its replacement by the new SCFI zone.
10. In 2002, Washington County, in association with the Washington County Fair Complex Board, went to the voters with a request to issue \$40 million of general obligation bonds to provide exhibition, consumer show, community event, fair, and entertainment facilities (Measure 34-56). While supported by a number of different organizations and associations such as the Farm Bureau, the Grange, the Westside Economic Alliance, Regional and Local Arts and Cultural Councils, and others, the bond measure was defeated by a considerable margin.

11. In July 2003, the Fair Complex Board received authorization from the Washington County Board of Commissioners for an exemption from the standard competitive bid process to use a modified developer/design-build process through the issuance of a Request for Proposals (RFP). One important rationale for using this process was the fact that neither the county nor the Fair Board had public funds available to construct the needed facilities. On the other hand, the County did have an asset in the form of land used by and adjacent to the fairgrounds. It was acknowledged that this location continues to be very suitable for the Fair and Rodeo, as well as other modern public exposition facilities. The property is ideally suited to a mixed public/private development. The Fair Board anticipated synergies and "value added" in creating a compatible public and private development. This would permit the land asset to leverage significantly more in the way of public improvements than would an outright sale.
12. Following the RFP process, the Washington County Commissioners and the Fair Board signed a letter of intent with Opus Northwest, LLC to proceed with design, negotiations and a definitive agreement for public/private development of the county-owned property.

In summary, the County and Fair Board have made several prior attempts to design and build a modern event center at this location, but none of the attempts have proceeded to construction. The City of Hillsboro has also attempted to adjust zoning regulations to provide flexibility for mixed-use development of the fairgrounds property. With the failure of three bond measures and constraints on other public funds, the prospects for achieving the event center desired by the community are not encouraging. The existing SCFI district regulations, including limitations on large format retail and minimum floor area ratios, are also a constraint to development. In consideration of these factors, the Fair Board requests that the Planning Commission initiate text amendments to the Comprehensive Plan and Zoning Ordinance. The text amendments will be drafted to accommodate an integrated "Event, Entertainment and Activity Center" that provides a realistic opportunity to achieve the community vision for this site.

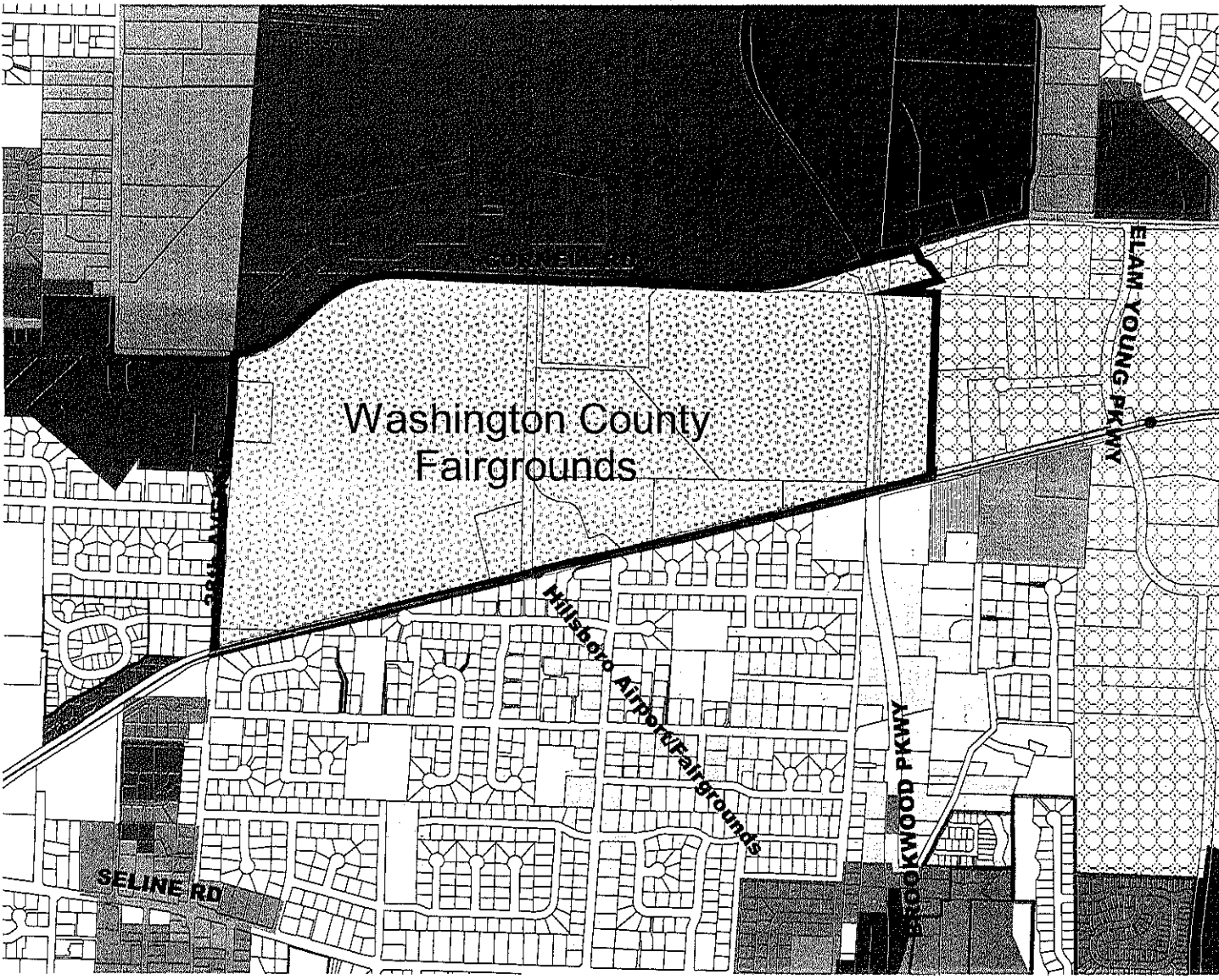
#### **IV. Components of Proposed Text Amendments**

The boundaries of the SCFI District are shown in *Figure 3*. The District encompasses about 176 acres under public ownership (Washington County, Port of Portland, State of Oregon and TriMet). Existing uses on the site include the following:

- Fairground buildings and facilities
- Hotel and restaurant (lease from Port)
- Light rail station and park & ride
- Hillsboro athletic fields, tennis courts and parking lot (lease from County)
- State of Oregon Armory

The Port owns a 40-acre parcel abutting Cornell Road and Brookwood Parkway within the SCFI District. Approximately one-half of this parcel is subject to development limitations associated with the Hillsboro Airport Runway Protection Zone and Approach Path. Temporary overflow parking may be a feasible use within the more restrictive Runway Protection Zone.

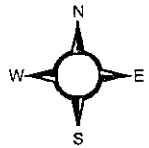
# Figure 3: SCFI District



## Legend

### Zoning Districts

- |  |          |  |
|--|----------|--|
|  | SCFI     | Station Community Fair Complex Inst.       |
|  | A-1      | Duplex Residential                         |
|  | A-2      | Multi-Family Residential                   |
|  | A-3      | Multi-Family Residential                   |
|  | A-4      | Multi-Family Residential                   |
|  | ANX      | Recent Annexation                          |
|  | C-1      | General Commercial                         |
|  | C-2      | Central Commercial                         |
|  | C-4      | Neighborhood Commercial                    |
|  | CO       | County                                     |
|  | M-2      | Industrial                                 |
|  | M-P      | Industrial Park                            |
|  | R-10     | Single Family Residential                  |
|  | R-6      | Single Family Residential                  |
|  | R-7      | Single Family Residential                  |
|  | R-8.5    | Single Family Residential                  |
|  | SCBP     | Station Community - Business Park          |
|  |          | Outline Indicates Planned Unit Development |
|  | MAX Stop |  |
|  | MAX Line |  |



Date: 5/18/2005  
 Data Source: City of Hillsboro  
 (Zoning\_405.shp) and RLIS  
 2005

## A. Comprehensive Plan

Section 15 of the Hillsboro Comprehensive Plan outlines specific policies to focus higher densities and mixed-use developments around the nine light rail stations in Hillsboro. The specific policies for the Hawthorne Farm/Fair Complex SCPA include the following:

- Designated as "station community" in Region 2040 Growth Concept
- Overall density targets of 45 persons per net acre are anticipated
- City recognizes the constraints to increased densities posed by the airport clear zone and largely established business park and single family neighborhoods
- Fair Complex Institutional District shall apply to publicly owned property located north of the Fair Complex light rail station, east of NE 28<sup>th</sup>, south of Cornell Road, and west of the airport clear zone. (Emphasis added)
- The Fair Complex Institutional District is intended to encourage convention and conference centers, public recreational facilities and sports playing fields, facilities for indoor and outdoor educational displays and exhibits, and facilities for related events and activities that can support and benefit from proximity to the LRT station.

### Proposed Text Amendments

- Change the name of the district from "Fair Complex Institutional" to a name that better reflects the public/private development. Options include, but are not limited to, "Event, Entertainment and Activity Center" or "Fairgrounds Commercial."
- Recognize that the district may be applied to public or privately owned property.
- Retain the intent description to encourage event and related facilities. Expand the text to include a reference to potential public/private development of event and entertainment uses, including commercial uses.
- The current SCFI District boundaries extend to the east of the airport clear zone.

## B. Zoning Ordinance – Volume II

Table 3 of Section 136 sets out permitted uses in SCPA Industrial and Institutional Districts, including the SCFI District. Table 1.n of Section 137 specifies development regulations for the SCFI District and Section 142 includes supplemental standards for the Hawthorn Farm/Fair Complex SCPA.

We anticipate that text amendments will be required in all of these and other sections of Volume II. Key amendments are highlighted below:

### Proposed Text Amendments

- Change the name of the district to better reflect the mix of event and commercial uses.
- Revise the description of the district in Section 136.II.N to delete the reference to housing; delete reference to "specialty" retail; and allow a wider range of commercial uses.

- In the permitted use table, delete housing as a permitted use, add medical office as a permitted use and expand the range of permitted commercial uses.
- In the development standards table, delete the references to housing, delete the requirement for 2 story buildings on the entire site, and delete or reduce the minimum FAR requirements.
- In the supplemental standards, allow large format retail (including building material sales and retail nurseries) a minimum distance of 1300 feet from the LRT station.
- The uses on the site are relatively unique – and Section 142 should also be amended to provide more flexible standards for shared parking arrangements between multiple uses.