

MINUTES
WASHINGTON COUNTY BOARD OF COMMISSIONERS
AND FAIR BOARD

March 7, 1979

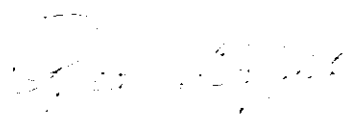
PRESENT:

Comm. - Jim Fisher and Miller Duris

Fair Board - Jerry Boyer, Charles Colegrove, Ralph Holland;
Agnes DeLashmutt, Jerry Pflug, Adeline Hesse, Lorrie Maki

Washington County Staff - Bruce Thomson, Ed Warmoth

The Washington County Board of Commissioners met with the Fair Board for the Fair Board's regular meeting at the Fairgrounds on March 7, 1979 at 7:30 p.m. Introductions took place between the Commissioners, Fair Board members, and others in attendance. Chairman Jerry Boyer turned the meeting over to Addy Hesse, who gave the Commissioners an up-date of repairs to the Fairgrounds, i.e., main exhibit building roof, office remodeling, gutters and proposals of milk parlor, wash racks, covering of livestock show ring, multi-use facility and drainage. The Fair Board asked if gravel for backfill could be provided as a service to aid their proposed drainage project. The Commissioners were shown a map of a possible extended parking area which would be jointly used with the City of Hillsboro with Fair Board control. The legality of renting out property to a private party will be looked into for extra funding for the fairgrounds. The Fair Board requested that the County take over the salary for fairground employees, and/or benefits. This will be a formal budget request, but it was brought up at this time so that the Commissioners could hear all the facts. Commissioner Duris congratulated the Fair Board on their good management and hoped for continued profitability. The Commissioners and Washington County Staff withdrew from the meeting at 9:35 p.m. as the Fair Board had items on their agenda yet to discuss.


Recording Secretary

Minutes of a regular meeting held at the fairgrounds office
March 7, 1979

CALL TO ORDER

Chairman Boyer called the meeting to order at 7:28 p.m.

ATTENDANCE

FAIR BOARD

Jerry Boyer
Charles Colegrove
Ralph Holland
Agnes DeLashmutt
Jerry Pflug

DIRECTOR AND STAFF

Adeline Hesse
Lorrie Maki

GUESTS

Miller Duris, Commissioner
Jim Fisher, Commissioner
Ed Warmoth, Traffic Safety Officer
Bruce Thompson, Adm. Assistant
Rita Bright, Secretary
Eldon McRobert, ASGS
Harry Coulsen, WCF Booster/Pomona
Grange Master
Wally Crawford, WCF Booster
Dale Scheller, WCF Booster
Larry Smith, WCF Booster
Tim Krieck, Hillsboro Jaycee
John Neasham, Hillsboro Jaycee
Terry Schmoe, Hillsboro Jaycee
Gary Poole, Multi-Use Facility Chr.
Ray Woll, Multi-Use Facility Comm.
Beverly Lewis
Ron Ail, Northwest Sports

BILLS AND PAYROLL MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY RALPH HOLLAND
APPROVED TO APPROVE THE PAYROLL FOR FEBRUARY , 1979 AND BILLS AS SUB-
MITTED. MOTION CARRIED.

MINUTES APPROVED MOTION: MOVED BY RALPH HOLLAND, SECONDED BY CHARLES COLEGROVE TO
APPROVE THE MINUTES FOR FEBRUARY 21, 1979 AS PRINTED AND MAILED.
MOTION CARRIED.

HILLSBORO CHAMBER MEMBERSHIP Hillsboro Chamber of Commerce sent an invitation for new member-
ship to the Fair Board. Holland felt community involvement and
participation in the Chamber would be beneficial.

MOTION: MOVED BY RALPH HOLLAND, SECONDED BY AGNES DELASHMUTT TO
APPLY FOR MEMBERSHIP TO THE HILLSBORO CHAMBER OF COMMERCE. MOTION
CARRIED.

ROOFING BIDS

Roofing bids were requested for reroofing the main office and
4-H building. Griffith Roofing Co. and Hillsboro Roofing submit-
ted bids. Because of the large difference in the bids, Hesse
will request a more comprehensive breakdown of the bids, so a
decision can be made.

DERBY BIDS

Bill Amick, A&P Sports, called to respond to correspondence sent
to both Amick and Ron Ail, Northwest Sports, requesting bids to
include a destruction derby during the July 4th holiday.

Bids will be received in time for the March 14th special meeting.

Bills for approval:

1631	Sherwin Williams	6.48
1632	Postmaster	30.00
1633	ADGAssociation	20.00
1634	Ken Lewis	96.40
1635	Hales	12.30
1636	Void	
1637	Ernest Bennett	40.00
1638	Ernest Bennett	7.75
1639	Bob Jossy	150.00
1640	Dept. Finance and Adm.	300.00

Payroll for February \$1,500.01

RODEO CONTRACT DeLashmutt reported that the Rodeo Committee has received 4 bids for stock. The Rodeo Committee feels the Lazy FZ Rodeo Company would best suit the Washington County Rodeo needs. The Lazy FZ has been most responsive and businesslike.

The Company will provide a two day rodeo, announcers, judges, flagmen, etc., along with stock including horses, bulls and roping steers. The Fair Board is requested to furnish the hay for two days. The Company has applied for NRA approval. (The amount of hay needed must be specified and put into the contract.)

MOTION: MOVED BY RALPH HOLLAND, SECONDED BY CHARLES COLEGROVE TO APPROVE THE ACCEPTANCE OF THE BID FROM LAZY FZ FOR STOCK DURING THE WASHINGTON COUNTY RODEO TWO DAY EVENT PENDING APPROVAL OF NRA; LAZY FZ TO STIPULATE THE AMOUNT OF HAY NEEDED FOR TWO DAYS. MOTION CARRIED.

**GUESTS -
COMMISSIONER
WELCOME**

Chairman Boyer welcomed Washington County Commissioners Duris and Fisher. Self introductions of all guests were made.

Boyer commented that the input from the new Fair Board members, DeLashmutt and Pflug, (appointed by the Commissioners) has been most helpful and they are an asset to the Fair Board.

DIRECTOR UPDATE

Director Hesse updated the Commissioners on the positive actions being taken by the Fair Board, Boosters, and community in the way of donations and improvements to the fairgrounds, i.e., main exhibit building roof, office remodeling, gutters and proposals of milk parlor, wash racks, covering of livestock show ring, multi-use facility and drainage.

**INKIND SERVICE
REQUEST**

Inquiry was made by the Fair Board if the county, because it does own a rock quarry, could help in the provision and hauling of gravel for the proposed drainage project as an inkind service. Duris felt that the question should be readdressed nearer to the actual time of need. Hauling may better be done by the Fair Board.

CITY PARK UPDATE

Boyer has been asked by the City of Hillsboro to provide additional area for parking. The original parking area could be used as tennis courts, if the Fair Board would allow the City to develop additional land into parking area to be jointly used with Fair Board control.

**PRIVATE USE OF
PUBLIC PROPERTY**

A fairgrounds evaluation will be obtained to determine the value for rental of property by the private sector. Legality of private useage, taxability, etc. will be looked into. Fisher stated with private lease useage the Fair Board could then obtain funds to be used as capital improvement for the fairgrounds.

RESOLUTION
UPDATE

The Fair Board felt with a new County Commission it would be essential to know if the 6 June 1978 resolution passed by the former commission giving the fairgrounds three years to successfully operate was still in effect.

Duris stated that he feels Washington County is benefited by the Fair.

Fisher stated, "What would this county be without a Fair?"

Fisher asked if the Fair Board could look into more revenue raising projects, i.e., horse racing. The State Racing Commission has allocated 170 days per year. The Commission feels that more days would saturate the market. The Fair Board now receives funds from the State Racing Commission per State statute.

Both Commissioners agreed the Fair Board and Boosters are doing a fine job of getting the fairgrounds on its feet.

COUNTY VERSES
FAIR BOARD
EMPLOYEES

It is understood that the County budget is full of requests. The Fair Board feels because their employees are required by the County to participate in PERS, yet do not receive any other benefits, consideration should be given to County paying the salary and/or benefit costs. The Fair Board will make a budget request asking the County to provide benefits and salary for the fairgrounds personnel.

JAYCEE PROPOSAL

John Neasham and Terry Schmoe presented an artists rendering of the building the Jaycees would like to construct, perhaps on the fairgrounds. The two story concrete building would be used for multi-purpose public activities such as square dancing, disco, bingo, meetings, etc.; however, no alcoholic beverages will be allowed. The building's first floor would be jointly used by Jaycees and Fair Board, available to the public with control and supervision by the Jaycees.

Fisher responded this proposal would set a precedent. The Fair Board should use caution leasing on a piece-meal-basis and consideration given to a reversion clause.

Boyer thanked the Jaycees for their attendance and presentation.

BOOSTERS REPORT

Dale Scheller, Chairman of the Washington County Fairground Boosters, reported the Boosters enthusiasm, the fine work they have done, and their optimistic hope for fairgrounds growth and benefit to the community. Scheller commented that the Boosters will be continuing their work with the Fair Board and Commissioners approval; the Boosters will speak out for the good of the fairgrounds.

Commissioners Duris and Fisher realize the importance of a Fair both having appreciation for the dedication of 4-H and FFA in helping young people.

**BOOSTERS REPORT
CONTINUED**

Scheller feels that the fairgrounds has great potential for becoming a multi-use facility, not just a Fair - 5 day facility, year around use and an asset to the County and community.

DISCUSSION

Duris emphasized the trend toward operation of the fairgrounds from a business point of view. The Fair Board is taking the right direction. He noted the business posture improvement of the fairgrounds because of proper Fair Board management and hopes for continued profitability.

Fisher asked if the dates of the Fair could be moved; Multnomah County Fair is the same as Washington County. Director Hesse stated that the date change has been sought for several years. However, carnival operators are unavailable on any other date; schedules are planned well in advance. Approximately 25 County Fairs take place in a three to four week period.

Boyer added that the fairgrounds, with continued capital improvements - most importantly drainage, has numerous utilization possibilities. It seems a shame that the improvements weren't made 5 to 10 years ago; the fairgrounds would today be a working, year around asset. The Fair Board is intent on waiting no longer and will strive to make the fairgrounds successful.

Ed Warmoth and Bruce Thompson both noted the need to investigate the private sector leasing question and County employment of fairgrounds employees.

Boyer expressed Fair Board appreciation to the Commissioners for their attendance, confidence and support.

MEETING SET

A special Fair Board meeting will be held March 14th. Destruction Derby, Happy Days and budget review will be among topics for consideration.

**MULTI-USE FACILITY
UPDATE**

Gary Poole, Chairman of the Multi-Use Facility Committee, related the size and positioning of the building are not suited. After staking out the corner posts, it was realized that a new site would be better or a smaller building will have to be built.

After discussion repositioning of the building in a different area was suggested. Mr. Poole will restake the corner posts in the new area to see if that will be feasible.

Larry Smith questioned the building costs and dimensions and construction procedure. Perhaps a smaller completed building at a lesser cost should be considered. A larger building constructed in stages at a higher cost may not be as soon to produce revenue with which to continue construction.

MULTI-USE FACILITY The size of clear span area in the arena determines kind of use, UPDATE CONTINUED i.e., Class A Horse Show. The building would be best built to accommodate all who would want to use it.

The Multi-Use Committee will request bids from several companies for several different sizes, but perhaps a 120 foot clear span would be the optimum facility; 150 clear span bids will also be considered.

**MILK PARLOR
UPDATE**

Colegrove reported that the Milk Parlor Committee has met and decided on a 14' x 60' cement block building with areas for Dairy Wives (14' x 14'), processing (14' x 18') and milking (14' x 24'). The milking area will be flat instead of elevated for safety of animal handling by the children. It will be located by the live-stock barn near the main gate. The milking procedure will have a viewing area. (During the Directory report to the Commissioners, Duris commented the County has an emergency generator that could be used in the milk parlor in case of emergency provided it was not needed for other use (i.e., hospital). Colegrove added the dimensions of the building as well as square verses rectangular in shape were all considered before a decision was made based on need and serviceability.

Fair Board members Boyer, Holland, and Colegrove will inspect the exact area for parlor construction. The publicity campaign will be headed by Dan Lowry, Extension Agent, for the milk parlor. The next committee meeting will be held at the fairgrounds office March 14th at 10:00 a.m.

**MEETING
ATTENDANCE**

Director Hesse has received many requests for fairgrounds representation from business as well as community service clubs. The Fair Board will make itself available to attend meetings. Recently Hesse has attended as many as 3 meeting in one evening.

The Washington County Fairground Boosters have recently hired Ruth Alexander to update slides and record a tape to be available for public presentation.

PEPSI CONTRACT

Pepsi would again like to exclusively service the 1979 County Fair. They will provide ½ million summer coupons with discounted Fair gate admission coupon. (Past amount has been 10,000 to 20,000). The coupons will also carry Oaks Park, Portland Timbers and Timber Carnival coupons. The distribution will be handled to maximize coupon dispersal at Fair time. Pepsi will again include 500 posters 20 cases of pop for Kid's Day, premium book advertising, newspaper ads, billboard and radio spots for Fair advertising. They request the 50¢ coupon discount be adjusted to \$1.00 off for adult admission

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY AGNES DELASHMUTT TO ADOPT THE PEPSI PROPOSAL FOR COUPONS, ADVERTISING AND PRICE OF \$1.00 ADJUSTMENT FROM 50¢ COUPON DISCOUNT FOR FAIR 1979. MOTION CARRIED.

ADMISSION PRICE APPROVAL

DeLashmutt related the Rodeo Committee concern for admission price to the rodeo. Hesse added concern by management as well. Many options have been tried to relieve the problem. Until a better entrance system can be arranged/constructed, the present system will have to continue.

MOTION: MOVED BY RALPH HOLLAND, SECONDED BY CHARLES COLEGROVE TO ADOPT THE FOLLOWING 1979 ADMISSION PRICE SCHEDULE:

Single Daily Admission

Adult\$2.50
Youth 1.00
Under 10 Free

Season Pass

Adult 6.00
Youth 3.00

4-H / FFA / Season Pass

4-H, FFA Youth
Bracelet ... 1.00
4-H, FFA parent 3.00

Commercial

Commercial exhibitors only.
Booklet of 10 admissions
..... 3.00
sold and verified at fair
office only.

Specials

4-H Horse Fair

Single daily 1.00
4-H member bracelet 1.00

Family Day

The Whole Family .. 6.00

Special Admission to Grandstand

Destruction Derby

Adult\$3.00
Youth (13-17) 2.00
Children (6-12) 1.00
Under 6 (with adult) . Free

Rodeo

Admission 2.00
Under 6 (with adult) . Free

Prices do not include daily admission

MOTION CARRIED.

DAIRY SUPERINTENDENT

MOTION: MOVED BY RALPH HOLLAND, SECONDED BY CHARLES COLEGROVE TO APPOINT ARLINE HILLECKE TO OPEN CLASS DAIRY SUPERINTENDENT. MOTION CARRIED.

CHARTER REVIEW ATTENDANCE

Hesse has been requested to appear before the County Charter Review Committee March 8th to relate the fairgrounds position in the county program.

KUIK REQUEST KUIK Radio Station has requested the use of the fairgrounds for a bluegrass family music festival. The proposal will be considered at the March 14th special meeting.

POLICE DOG TRAINING The Hillsboro Police Department has requested use of the fairgrounds for a police dog training program.

MOTION: MOVED BY RALPH HOLLAND, SECONDED BY CHARLES COLEGROVE TO APPROVE THE REQUEST BY THE HILLSBORO POLICE DEPARTMENT FOR USE OF THE FAIRGROUNDS TO HOLD A CANINE TRAINING PROGRAM FOR POLICE DOGS. CONTINGENT ON A WRITTEN HOLD HARMLESS LIABILITY AGREEMENT. MOTION CARRIED.

ADJOURNMENT The meeting was adjourned at 11:06 p.m.

Respectfully submitted,

Lorrie Maki

Washington County Fair Board
Fair Office - Enter on Cornell Rd
Proposed Agenda

March 7, 1979
7:30 p.m.

1. Guests:- 7:30 p.m. - Miller Duris, Virginia Dagg, Jim Fisher
Board of County Commissioners (see attached topic agenda)

9:30 p.m. - Larry Semm, Hillsboro Jaycees
Address to Fair Board and Board of County Commissioners
Proposal to construct permanent structure on fairgrounds.

9:45 p.m. - Gary Poole, Multi-Use Facility Committee Chairman
Update on multi-use facility

10:00 p.m. - Dale Scheller, Wash. Co. Fairgrounds Boosters Chairman
Report on February 28th meeting.
2. Approval of bills and payroll (enclosed)
3. Approval of February 21, 1979 minutes (enclosed)
4. Invitation from Hillsboro Chamber of Commerce for membership (enclosed)
5. Review quote for office and 4-H building roof repair (enclosed)
6. Report from Mr. Boyer on City of Hillsboro proposed park changes
7. Review correspondence on destruction derby
8. Report from Mrs. DeLashmutt on rodeo contract
9. Report from Mr. Colegrove on Milk Parlor Committee meetings 2/28 and 3/7
10. Manager Report:
 - A. Meeting with Pepsi Cola officials
 - B. Premium book status - we have sold \$4,000 of ada
 - C. Final revue of prices and gate admissions
 - D. Recommend the appointment of Arline Hillecke to Open Class Dairy Superintendent
11. 1979-1980 fiscal year budget (line item review)

Would recommend a special meeting for March 14, if the above agenda cannot be handled.

TOPIC AGENDA

1. Guests: 7:30 p.m. - Board of County Commissioners

A. Welcome to Commissioners Duris, Dagg and Fisher

B. Introduction of new Fair Board members

C. Comments from Director, Washington County Fairgrounds

1. Office remodeling
2. Gutters on all fairgrounds buildings
3. New roof ($\frac{1}{2}$ acre) on main exhibit building
4. Drainage Project (attachment enclosed)
5. Milk Parlor Project
6. Wash racks
7. Covered multi-use facility
8. Tree planting after drainage project is complete

Washington County Fairgrounds Boosters and community awareness and assistance has been monumental.

D. The status of the resolution adopted June 6, 1978 in the matter of the commitment by the Board of County Commissioners for the continued operation of the Washington County Fairgrounds.

E. Would it be advantageous to obtain a County relocation evaluation?

F. What kind of financial partnership will be most beneficial to all?

1. In kind service
2. County employee status v.s. Fair employees

Fair Board is bound to pay Public Employee Retirement by statute because we are part of the County municipality; also, conflict of days off.

3. Assistance in grant application is highly desirable.

4. Would the Board of County Commissioners endorse long term lease of a portion of the fairgrounds to generate ongoing revenue?

G. Comments and suggestions

WASHINGTON COUNTY FAIRGROUNDS SOIL DRAINAGE PROJECT

OBJECT: Drain the maximum use area (29.8 acres) of the Washington County Fairgrounds.

1. Soil drainage project was designed and engineered by Eldon McRobert, U. S. Department of Agriculture Soil Conservation Service, at no cost to the county.
2. Special request has been sent to the Public Contract Review Board applying for exemption from competitive bidding law. (OBJECTION HAS BEEN STATED - HEARING SCHEDULED FOR MARCH 20 - SALEM)
3. Washington County Fairgrounds Boosters are planning a county wide auction July 21 and the annual animal raffle to aid the Fair Board in paying the bill.
4. Fair Director and Boosters are establishing a pool of volunteers for labor. (contingent on Public Contract Review Board decision)
5. Request has been made to CETA for a Special Title VI Project for the soil drainage program.
6. Request has been filed with the Green Thumb program for restoration of landscape.
7. A top priority is establishing a workable trust fund for donations to aid in the fairgrounds improvements. Initial meeting has been held with Fred Leutwyler.
8. Is it feasible to place a request for soil drainage funds on the special state ballot (in April or May)?
9. The Fair Board is anxious to establish a partnership with the county. We request your input and inkind help on projects such as provision of gravel and/or hauling. The partnership will provide a strong base of support and credibility for county government from Fair oriented people with a minimum of capital outlay.

GOAL:

1. Establish a year around facility that generates revenue to aid the Fair in becoming totally self-sufficient.
2. Preserves and affords the community a one of a kind facility necessary for healthy and desirable living.