

M I N U T E S  
Washington County Fair Board

Minutes of a regular meeting of the Washington County Fair Board held November 5, 1980, in the Fairgrounds office beginning at 7:30 p.m.

ATTENDANCE

Fair Board

Jerry Boyer  
Charles Colegrove  
Agnes DeLashmutt  
Jerry Pflug  
Mike Swan

Guests

Wally Crawford  
Richard Occhiuto  
Bill Payne  
Lyle Spiesschaert

Director & Staff

Adeline Hesse  
Valerie Bentley

NEW ADM. SEC. Chairman Boyer introduced Valerie Bentley, new Administrative Secretary for the Fairgrounds. She started work on October 20.

ARTS & CRAFTS BLDG. RENTAL Wally Crawford told the Fair Board that he wishes to rent the Arts and Crafts Building for \$100 per month plus 1 ½% of the gross sales from auctions. In previous years the average auction grossed \$2,000. Mr. Crawford had discussed the proposal with Fairgrounds Director earlier and was advised that the standard rental fee per day for an event in the Arts & Crafts Building is \$100.

Hesse advised the Board that recreational vehicles are scheduled for storage in the Arts & Crafts Building commencing November 12. Also a portion of the building is saved for fairgrounds equipment storage. The maintenance crew also does carpentry and repair work in the Arts & Crafts Building.

Mr. Crawford indicated that auctions would be held at least one Sunday per month starting January 1981. Mr. Colegrove asked if Friendship Square would be suitable, but Mr. Crawford needs on going storage and protection from the elements.

Mr. Crawford was asked if he would be willing to pay a flat fee of \$350 per month plus power costs. He indicated he was not. Mrs. Hesse will look at the schedule for the south end of the Main Exhibit Building; also consideration could be given to leasing the Sheriff's Building for storage of unsold auction items.

Mr. Boyer invited Mr. Crawford to the next regular Board meeting scheduled for January 7, 1981.

CONCESSION

Mr. Crawford told the Fair Board that the Boosters are interested in moving the grandstand concession around a half turn, so there will be more room for the customers to stand. The building is built on the asphalt and is sturdy enough that it could be moved by a tractor. The Boosters will take care of expenses. The Board agreed moving the concession would benefit everyone.

AVAILABLE  
PROPERTY

Richard Occhiuto and Bill Payne, Realtor, presented the Board with a fact sheet about the property Mr. Occhiuto has for sale. Occhiuto feels the fairgrounds will eventually be moved to make way for commercial development and wanted the Board to know his property is available for sale.

Occhiuto briefed the Board on some of the property's features as follows: 57.85 acres on Shute Road and Sunset Highway. There is an 80' x 150' covered arena with 57 box stalls, two wells, and a three bedroom mobile home. Occhiuto emphasized the key to the property was the accessibility to Sunset Highway and that the property was out of the urban growth area but near the community growth area. He estimated the cost at \$600,000 and said he is willing to negotiate.

Chairman Boyer told Mr. Occhiuto the Fair Board is committed to the Fairgrounds in its present location. Also the Fairgrounds was given a vote of confidence from the Board of County Commissioners. Since the Fairgrounds is continuing to make advancements, the Board expects continued support from the county. He thanked Mr. Occhiuto for presenting the information.

CORRESPONDENCE The Board reviewed a letter from the New Museum Fund to Mike Scott, Fairgrounds Maintenance Supervisor, thanking him for his help during the Folklife Festival.

TENNIS COURTS  
PARKING

MOTION: MOVED BY AGNES DELASHMUTT, SECONDED BY CHARLES COLEGROVE TO HAVE THE DIRECTOR GIVE WRITTEN CONFIRMATION TO THE CITY OF HILLSBORO STATING THAT DUAL USE OF TENNIS COURTS FOR 100 PARKING SPACES FALLS WITHIN THE TERMS OF THE LEASE OF JULY 8, 1975. MOTION CARRIED.

NEWS RELEASE

On October 22, 1980, the "News Times" published an article describing the uses of the Fairgrounds in 1979-80. The Board commended Director Hesse for a job well done.

RACING  
REVENUE

The Director received a copy of a letter from George Rhine to the Oregon Racing Commission listing the benefits if the Washington County Fair and Clackamas County Fair had 10 extra days of racing at Portland Meadows and Multnomah Kennel Club. The Director is working closely with Clackamas County and Oregon Fairs Association Racing Committee to get legislation changed so this could happen.

Swan asked if the Fairgrounds has any friendly legislators and Hesse named several. Hesse emphasized that we need the strength of Clackamas County to get legislation changed. Jerry Pflug told the Board that the fairs would not be the only ones to gain extra revenue, the Oregon Racing Commission stands to gain too. Board members offered to contact legislators at the appropriate time.

BILLS  
APPROVED

MOTION: MOVED BY MIKE SWAN, SECONDED BY JERRY PFLUG TO APPROVE THE BILLS AS SUBMITTED. MOTION CARRIED.

## Bills for Approval:

2657	Heitel & Herb	315.00	2711	Ken Leahy Construction	225.00
2658	Washington Co. Finance	131.99	2712	P.G.E.	1,377.35
2659	Paul Alexander	14.00	2713	Petty Cash	24.77
2660	R. Alvin Mohr	62.65	2714	P. Lindou	9.60
2661	Michael Scott	25.00	2715	Stacy Claudel	21.12
2662	True Value Hardware	23.43	2716	Ireland's True Value	7.68
2663	Pool Gardner Lumber	90.44	2717	Kathy Terhorst	28.80
2664	Gerig Dairy Supplies	49.00	2718	John Thomas	7.68
2665	Don's Plumbing & Heating	14.95	2719	Julie Hering	19.20
2666	Washington Co. Finance	7,335.21	2720	Bill Hering	19.20
2667	Full Circle, Inc.	204.64	2721	David Hering	19.20
2668	Albertsons	40.06	2722	Mary Ferris	19.20
2669	Resers	10.90	2723	Joe Evers	19.20
2670	Boise Cascade	29.41	2724	David Evers	19.20
2671	G & M Paints & Carpets	523.80	2725	Annette Evers	19.20
2672	Hillsboro Argus	375.20	2726	Peggy Ann Hillecke	19.20
2673	Hillsboro Auto Parts	24.66	2727	Karen Min hall	15.36
2674	Chapman's	8.50	2728	Beth Hesse	19.20
2675	VOID		2729	Randy Bell	19.20
2676	Western Business Blders.	15.18	2730	Larry Bell	19.20
2677	Valley Tire	102.00	2731	Cheryl Kalsch	19.20
2678	Grove Logger Supply	13.80	2732	Cara Stinger	19.20
2679	Metro West Ambulance	200.00	2733	David Schoch	19.20
2680	Oregonian	308.58	2734	Assoc. Janitor & Paper	299.90
2681	J. Thayer	195.30	2735	General Telephone	186.50
2682	N.W. Natural Gas	36.67	2736	P.G.E.	337.64
2683	VOID		2737	Western Farmers	14.98
2684	General Telephone	122.15	2738	Hillsboro Argus	20.83
2685	Assoc. Janitor & Paper	148.07	2739	Tualatin Valley Paving	824.31
2686	Prier Wholesale Plumb	126.42	2740	Hillsboro Office Supply	12.42
2687	VOID		2741	J. Thayer	1.75
2688	Hillsboro Garbage	1,323.50	2742	Boise Cascade	25.73
2689	Holland Feed	106.85	2743	Yeager Ford Tractor	23.20
2690	Hill Florist	30.00	2744	Pool Gardner	110.28
2691	Hillsboro Farm Equip.	76.35	2745	The Times	35.40
2692	Baker Rock	241.50	2746	The Oregonian	56.70
2693	The Times	70.70	2747	General Telephone	119.08
2694	Copelands	2.50	2748	N.W. Natural Gas	40.36
2695	Michael Scott	7.84	2749	K Mart	56.72
2696	Postmaster	60.00	2750	Postmaster	60.00
2697	Adeline Hesse	25.00	2751	VOID	
2698	Jeff Rodgers	34.85	2752	Mary Grant	45.00
2699	VOID		2753	Minh Christy	75.00
2700	Fair Publishers	518.49	2754	Judith Madsen	45.00
2701	Sunset Electric	678.04	2755	Chuck Slack	45.00
2702	Ribbon Specialties	26.80	2756	Mabel Peters	45.00
2703	Kim Evans	25.00	2757	Mayer Ceramics	47.00
2704	Kathy Johnson	1.00	2758	Sylvia Baesler	45.00
2705	4-H Chuckwagon	175.65	2759	Sunset Grange	25.00
2706	Central Services	21.26	2760	Wash. Co. Central Ser.	52.34
2707	City of Hillsboro	192.00	2761	Hillsboro Argus	4.70
2708	Sunset Electric	37.00	2762	J. C. Penney's	65.99
2709	West Union Feed	103.95	2763	Albertson's	14.25
2710	Ben Faber Electric	14.51	2764	Alyce M. Pollack	7.00

MINUTES APPROVED MOTION: MOVED BY MIKE SWAN, SECONDED BY AGNES DELASHMUTT TO APPROVE THE SEPTEMBER 10, 24, AND OCTOBER 15, 1980, MINUTES. MOTION CARRIED.

FINANCIAL STATEMENTS Reviewed financial statements for July, August, and September. Hesse told the Board we closed the savings account and put the funds into the general account whereby we may transfer to the State Investment Pool.

Discussion about monies from Cascade Arabian Club.

MOTION: MOVED BY AGNES DELASHMUTT, SECONDED BY JERRY PFLUG TO ACCEPT THE FINANCIAL STATEMENTS AS SUBMITTED. MOTION CARRIED.

P.A. SYSTEM Lyle Spiesschaert and Bob Crooks recently walked around the fairgrounds and researched prices for updating the fairgrounds present P.A. system. Spiesschaert handed out an information sheet. Fairgrounds needs an overall system that could be used for all events. Spiesschaert's proposed system could be done in phases. It would include a main system and secondary systems. It would be a closed loop system, and the wire used could span the distances of the existing poles. Once the initial system is installed, it will be easy to add extra speakers. With the system installed by volunteers the cost would be around \$3,705. All equipment would be interchangeable which is one of the best features. The Board agreed a new P.A. system would simplify things.

Hesse and Spiesschaert will check with the Forest Grove Rotary Club and other individuals about possible donations. Fair Board can supply about half the revenue needed. Chairman Boyer thought we should get moving on the new system which should be done by late spring. Spiesschaert will again be leaving on sabbatical, so the work will have to be done during the summer.

The Board thanked Lyle Spiesschaert for his time and effort.

HDC MEETING Hesse and Boyer attended a meeting of neighboring landowners and City staff at the Hillsboro City Hall on October 30. Since all Board members were not present at the last Fair Board meeting, Boyer had no Board action to present at the meeting. A Steering Committee was formed including Quadrant, Gardner & Beedon, Port of Portland, Fair Board, Hillsboro Development Commission, and Hillsboro City staff to resolve problems before beginning a study of the property. The first Steering Committee meeting is December 6.

Chairman Boyer requested a list of priorities from the Board to present at the Steering Committee meeting. DeLashmutt asked if we had definitely decided to participate in the study. Boyer answered that a Steering Committee does not commit us to a study, just that we'll consider it. Boyer reported that he talked with Helen Greenough, Port of Portland, and the Port has a conflict having first helped the Fairgrounds with a study and then joining into a study with all the neighboring landowners. If the Board does go on its own, the Port of Portland would help us.

The Board expressed concern about the recent publicity that a regional shopping center is being considered for this area. Quadrant Corp. wants access for property; this road may be an advantage for the Fairgrounds as an eventual main entrance.

DeLashmutt asked what would happen if the Board is not interested in another study. Colegrove is for including only a portion of our property for the study.

The Board agreed to move ahead on the basis of the Fairground's last study by the Port of Portland. That study concluded that a motel/restaurant facility on 8.5 acres would be the most beneficial to the fairgrounds. The Board is not interested in a joint study with neighboring landowners. We have no money budgeted for such a study and no surplus property. The Committee is welcome to incorporate our latest study into their plans and use adjoining property to complement our plans. Board feels an additional study would only be a repeat of earlier studies.

LIFETIME PASS MOTION: MOVED BY JERRY PFLUG, SECONDED BY AGNES DELASHMUTT TO PRESENT DOLORES MAKI WITH A LIFETIME PASS FOR FOUR YEARS OF FAITHFUL SERVICE AS ADMINISTRATIVE SECRETARY. MOTION CARRIED UNANIMOUSLY.

DIRECTOR'S REPORT In October Director Hesse attended the Oregon Fairs Association Management meeting in Redmond. During the meeting she had a chance to visit with a few fairs that have corresponding dates with Washington County. Hesse is trying to arrange with these fairs a way to get "name" entertainment together which would cut down costs for all fairs.

ROOF On October 24, 1980, Mike Scott, maintenance supervisor, noticed several shingles had torn away from the Main Exhibit Building roof and were laying loose. Building Inspector Barney Collins came to look at the problem and instructed the Director to have the leaks fixed. Tony Knight, Knight's Top-Co, Inc., is scheduled to fix the roof.

On November 4 Kim Yee of Owens/Corning Fiberglas took several shingles off the roof to be factory tested for quality. Washington County Counsel, Yvonne Sherlock, has written to Mr. McCabe, attorney for Bean and Duyck Roofing, as to what course of action Bean and Duyck plan to take.

HOLIDAY SHOWCASE Hesse reported that the Holiday Showcase for 1980 has been canceled because we did not get enough quality exhibitor response to be profitable. The Showcase did fill a need in the community when first started, but now there are many such sales. We think this is why we didn't have good response this year. In 1979 the Fairgrounds made \$800 from the Holiday Showcase.

LIVESTOCK BARN Jerry Marsh, Beaver State Corporation, is drawing up plans for the milking parlor roof and a new livestock barn. It's estimated to cost \$13,000 to put up the building alone; this price does not include site preparation, electrical work, etc. It will be necessary to have competitive bidding. If Mr. Marsh does not get the bid, he will donate the plans. Estimated total cost to be \$21,000.

Pflug noted that according to our budget we need about another \$5,000 to finish all we have planned for 1980-81. A list of priorities from the Fairgrounds Boosters is not available until the first of the year.

BLEACHERS The Board received proposals for non-elevated bleachers, seating 500, from Vanco Recreation, Inc., and Safway Scaffold Company. The Board directed Hesse to write up specifications and begin the competitive bidding process.

FRIENDSHIP SQUARE MOTION: MOVED BY MIKE SWAN, SECONDED BY AGNES DELASHMUTT AUTHORIZING HESSE TO BEGIN WORK ON FRIENDSHIP SQUARE DRESSING ROOMS. MOTION CARRIED.

ASPHALT M.E. BUILDING The Board received proposals from Tualatin Valley Paving and Walt's Paving for repaving in front of the Main Exhibit Building. The job is to be done in the spring 1981.

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY AGNES DELASHMUTT TO AUTHORIZE THE DIRECTOR TO HAVE THE FRONT OF MAIN EXHIBIT BLDG. EXCAVATED AND REPAVED AT A COST NOT TO EXCEED \$4,950. MOTION CARRIED.

Hesse will visit with John Leffel on lighting and rodeo chairman Gene Seibel to make sure we don't over spend on Capital Outlay.

OFA CONVENTION Hesse passed out tentative convention schedules. Jerry Boyer, Charles Colegrove, Mike Swan, and Addy Hesse finished filling out registration forms. Agnes DeLashmutt and Jerry Pflug will not be able to attend this years convention.

MOTION: MOVED BY JERRY PFLUG, SECONDED BY AGNES DELASHMUTT TO HAVE THE BOARD PAY SINGLE OCCUPANCY HOTEL RATE AND HUSBAND/WIFE MEALS FOR THE 1980 OREGON FAIRS CONVENTION. MOTION CARRIED.

Hesse is chairman of the OFA Legislative Committee and will work to gain the backing of the committee and the OFA to update its 1957 tax valuation as related to County Fair premium apportionment.

Boyer appointed Charles Colegrove as Washington County Fair's voting member for the convention. Hesse suggested the attending Board members should attend the Racing Committee meeting. Upon arrival in Eugene Wednesday evening, December 10, the Board will meet to discuss who will attend which meeting.

**CARNIVAL**

Davis Amusement Company is the only carnival proposal Hesse has received to date. The closing date for bids is November 15. Davis' carnival offers more rides and less food concessions than last year's carnival. Davis also offers a wristband for \$5 to ride all day. The Board will consider the wristband for use on one special day of the fair. Hesse was concerned that individual ride prices may be a bit high.

The Board and Hesse questioned several items on the contract that needed to be verified, and the Board directed Hesse to write Davis concerning these questions. Mr. Pflug thought that as a good business practice, the Board should check ticket numbers each day.

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY JERRY PFLUG TO WAIT UNTIL AFTER NOVEMBER 15 AND IF WE HAVE NO OTHER PROPOSALS, TO SIGN A CONTRACT WITH DAVIS AMUSEMENT COMPANY.

**SIGNATURE CARDS**

MOTION: MOVED BY CHARLES COLEGROVE, SECONDED BY MIKE SWAN TO AUTHORIZE BOARD MEMBERS TO SIGN CHECKS. MOTION CARRIED.

Authorized signatures: Jerry Boyer, Charles Colegrove, Agnes DeLashmutt, Jerry Pflug, Mike Swan, Adeline Hesse, and Valerie Bentley.

**TERM EXTENSION**

MOTION: MOVED BY JERRY PFLUG, SECONDED BY AGNES DELASHMUTT DIRECTING HESSE TO DRAFT A LETTER TO THE BOARD OF COUNTY COMMISSIONERS REQUESTING A ONE YEAR EXTENSION OF JERRY BOYER'S TERM. MOTION CARRIED.

**NEXT MEETING**

There will be no meeting in December. Next meeting is scheduled for January 7, 1981.

Meeting was adjourned to an Executive Session at 10:30 to discuss Personnel.

Respectfully submitted,

Valerie J. Bentley