

WASHINGTON COUNTY FAIRGROUNDS ADVISORY COMMITTEE

Wednesday, April 18, 2018

3:00 p.m. to 5:00 p.m.

Washington County Fair Complex
Cloverleaf Building 873 NE 34th Ave
Hillsboro Oregon 97124

Present: Steven Nagy, Hal Ballard, Pam Treece, Daniel Peirson, Carolyn McCormick, Chairman Larry Pederson, Andy Duyck, Bill Ganger, Steve Callaway, Sia Lindstrom, Leah Perkins-Hagele, Rob Massar and Geoffrey Kavulya.

- 1. Welcome – Larry Pederson** Larry called the meeting to order at 3:03 pm
- 2. Public Comment** - Larry called for public comment, seeing none moved to the next item.
- 3. Election of Officers – Larry Pederson** - Chair, Larry Pederson opened the nominations for Chair and Vice Chair. Carolyn McCormick nominated Larry Pederson for Chair, and Daniel Pierson for Vice Chair. Hal Ballard 2nd the nomination. Open for others, seeing none. Moved to vote. All in favor. Hal Ballard suggested to the group that a notice go out before the meeting that upcoming elections are coming up.
- 4. Event Center Updates – Rob Massar, Geoffrey Kavulya** Rob gave a brief update on the Event Center. Building is on budget. Total budget is 46 m. The construction CMGC (Construction Manager General Contractor) will be going to the Board of Commissioners on April 24, 2018 for process of the CMGC. Good feedback for General Contractors. 3-5.
Steve Nagy from the Port of Portland reported as to where they are at in their master plan for the Airport. \$200 + million projects. Next meeting will be June 7th, 2018.
- 5. Update on Board of commissioners decision about the 4 structures - Leah Perkins-Hagele, Sia Lindstrom** Larry updates what happened at the last Fair Board meeting. Sia recapped what took place with the County Commissioners meeting. Once due diligence was done on the re-evaluation of the buildings it was taken to the County Commissioners for approved the removal of three of the buildings in question. Geoffrey reported out on the removal of the buildings. There were 8 bids that came in, for the removal of Main Exhibit Hall, Sheep Barn and Livestock Restrooms. Bid came in under \$100,000.00. Working on background checks and permits. Erosion control permit is still being worked on. Deadline on the removal is May 31, 2018. Leah Perkins reported that once the buildings are down the staff will continue to ready the grounds for fair. She also reported that the Milk Parlor will not be finished by this year's fair, but will be shored up for this year's fair. If any cranes will be used for deconstruction, please advise the Airport.
- 6. Review and Approve Maintenance Plan - Leah Perkins-Hagele, Sia Lindstrom** Sia introduced the Washington County Fair Complex Maintenance Plan FY 2018-2019. Sia explained that she is bringing the Washington County Fair Complex Maintenance plan to the FAC for their blessing and then take it to the County Commissioners for their approval. Leah reported what the code

updates that were included in the building assessment. She had a map with each building numbered. She highlighted what each building would be getting before Fair this year, along with what the future suggestions for updates. Some items will be under Major Improvement Plan. Most buildings under the recommendations of improvements that are done, should last 20 to 30 more years, with the exception of the Goat Barn that has a life expectancy of 5 to 7 years. Maintenance Buildings were not included in this report as we will not know if the buildings will be in the way of construction. Sia asked if this would be a good time to have an Armory update from Rob Massar. Rob reported that he has met with the military and they have stated that they have funding now to build a new facility. They will need to extend their lease till 2020 but under a market value lease. Carolyn McCormick asked Leah what the fair will look like during construction, and Leah told her they had named it the Construction Fair and staff would be in hard hats and caution vests. Fair might have to be modified during construction, but the fair will go on. Lastly were a couple of none building related. Bollards will be placed around the electrical throughout the grounds, paving, and safety and code issues. Costs are \$85,000.00. Sia asked for feedback, comments, questions.

Hal Ballard made a motion for the FAC to recommend the Maintenance Plan of \$85,000.00 Daniel Pierson 2nd the motion. All in favor of the motion, motion passed.

7. **Master Plan update – Sia Lindstrom** Sia presented the Goals, Scope, Task Force, and Vision to the group and asked if there are any changes or questions for the process. She asked for questions or clarification. Daniel asked if the parking issues of 2008 had changed by 2018 with transit changes. Leah reported that transit ridership, rideshare and biking have increased, so has the population. Andy commented that we are going to a 10 day fair, to accommodate the public. Pam asked that equality be added to the Vision. Sia walked through the process by date. She went through the phases and timeline. Larry opened it up for any discussion. Sia presented a map of the grounds and asked the group to look at just the left handed side of the grounds for the Master Plan Andy asked about the park space that was mentioned. He also commented that there was a lot of talk about the use of the grounds. One is to have it park like, where people can come and go and the other is to have it a secure space to be rented out. Leah said that we are an event center to make money and if it is open, people will use it. Rob reported that there were never any plans for a park, but soft area around the fair. More like a green space. Steve Nagy commented that there seems to be two sets of phases, one being the west side of the grounds and the other being the Event Center side. Keep Phase 4 as a future phase and not forget it. Keeping the green space of the fairgrounds intact and retain what we have. Also put together a glossary for what the different building and areas are referred by. Next Sia went over the process dates. Bill asked if we could do a survey during the Fair. Clarifying what we would be surveying. What does the community need and or want for this space? Keeping in mind that this is a multi-use for the entire County, not just 4-H, FFA or agriculture. We need to also hear from our corporate folks. Pam asked about having a town hall with having specific input with the public. She mentioned Bethany area town hall. Steve Callaway said that the timing for the survey and meetings is important with the upcoming elections. It is recommended to do any survey or town hall after the elections. Larry recapped that there are like 3 buckets of revitalization of the Heritage Area, the Event Center bucket and the third being the East side of

34th. Rob said that there is value to hear from the whole county. Hearing what kinds of needs the county has. It will be important for transparency. It would give the committee time to readjust if needed. Sia made a wrap-up as to the changes that she will make to the Process. Moving it all out to post elections. We can start on the first 3 steps, and wait for results of the election. Larry suggested that we have an area at the fair, with pictures of the new event center and directed questions. Steve Callaway motioned to move forward with the suggested changes to the proposal, Steven Nagy 2nd the motion, all in favor, motion passed.

8. **Wrap up and next steps – Larry Pederson** Larry announced that the next FAC meeting would be Sept. 2018. Joint Committee Meeting with FAC and County Commissioners is April 24, 2018 at 3:30 in the county meeting rooms.
9. **Public Comments** No public comments

Meeting adjourned at 4:59 pm