

WASHINGTON COUNTY FAIRGROUNDS ADVISORY COMMITTEE

Wednesday, December 5, 2019

2:00 pm to 5:00 pm

Washington county Fair Complex

Cloverfeaf Building

873 NE 34th Ave.

Hillsboro Oregon, 97124

Present: Larry Pederson, Andy Duyck, Pam Treece, Sia Lindstrom, Rob Massar, Geoffrey Kabulya, Bill Ganger, Carolyn McCormick, Hal Ballard, Stephen Nagy and Leah Perkins-Hagele.

Absent: Daniel Pierson, Steve Callaway.

Guests at the table: LRS Consultants and 3J consulting. DHM Research, Walt Peck and Anne Buizzini.

1. Larry Pederson opened the meeting at 2:02 pm and moved the first public comment time till after the presentation of the Master Plan and Event Center.
2. **Fairgrounds Master Plan update:** Sia Lindstrom updated the committee of Master Plan from April and 2008. Only focusing on the western side of the Fairgrounds at this time. Adding in the ball fields and Branding and Marketing to the plan.
3. **Results from Community Surveys:** Anne Buzzini and Walt Peck. Walt reported that he was pleased with the response that they got. Anne reported on the finding from the survey. Participants were invited to take survey through the Westside Voices and Opt in community engagement panels (n 570). Facebook, Twitter and Nextdoor (n998). Anne then talked us through each of the questions that were asked, and where the importance of the participants lay. Some of the categories were age, income, West side versus East side of the county, importance of accessibility. She also compared the WSV and Fair participants. Sia Lindstrom then commented on communication of what is currently being done. Multiuse building, value of the open space, parking and the relationship with the neighborhoods.
4. **Public Comment I**
 - a. Pat Willis, from 4-H office. Fairgrounds can be a place of stewardship and welcoming place to come. If you are a resource for the community the people with come. The History of the fairgrounds.
 - b. Lyle Speisschaert, Farmer. Concern is the events center rents have increased, and liability insurance has priced folks from renting the facility.
 - c. Janet Tilp, 4-H leader. Glad that 4-H is going to be a part of the planning.
5. **LRS Consultants and 3 J Consulting:** Gail Sargent introduced the team.
 - a. Steve Faust: Public Involvement Plan will involve monthly meetings for the FAC starting next month. To identify as many of the stake holders as we can. January meeting we will roll out the public involvement plan, February, and March, Showing designs , March

- September will be public involvements and identifying the stake holders. Refinement and in October and present to the County Commissioners.

Gail detailed the map of the different phases of the project. Asked the committee for input for the Phases.

b. Phase I

- i. The Event Center design has been complete and construction is underway.
- ii. Grant Street development is complete.
- iii. Transit-oriented connection between light rail and event center
- iv. Parking areas

c. Phase II

- i. Transition National Guard Armory to maintenance facility
Land swap has happened and we should have the Armory in a year. Gail asked for any comments from the committee. Andy said there is a one year extension, on the Armory, but it will be up to the new commission board if it is extend. Questions from the committee members; Lead paint, no. earthquake, current occupancy rate would stay intact. Current maintenance structure and maintenance yard must be moved.

d. Phase III

- i. Clear span 1000,000 sf covered pavilion
- ii. Multi-purpose building: replace buildings 25,000 sf for flexible use
- iii. Additional parking: how much do we need, want? What will the city allow?
- iv. Landscaping and open space designed to balance the new and old. City of Hillsboro respects the green space and how the flow of the grounds.
- v. Smaller building to supplement the Event Center: What are the expected life of the buildings and their business use and usability . The Armory could be available for exhibit building.
- vi. Sign Plan for the grounds.

e. New opportunities/Constraints.

- i. Redevelopment options for south of Veterans Dr.
- ii. South of Veterans Drive wetlands area.
- iii. Arena area.
- iv. Emergency facility
- v. Traffic
- vi. Types of facilities have been identified since the 2008 Master Plan
- vii. Branding, marketing and management.

6. Event Center Update : Geoffrey Kavulya reported on the ground breaking, and the plans for the new event center.

Ground breaking happened in September. Site Work started in October

General Contractor, Design team, meeting currently and Geoffrey said a Monthly Newsletter can be found on the County website as well and the fairgrounds website. Working with the City with permits is going well and things seem to be on track for a spring 2020 opening.

Sia commented that though we are hoping for the Spring 2020 opening, but may not be.

Andy thanked the committee and Steve from LRS for all the work that has been done to make this happen. Carolyn thanks Andy for his vision to see this through.

7. **Booking Policy (draft):** Rob Massar reported on the highlights of the policy. He continued to share who all worked on this policy. Rob went on to the purpose of the policy, the Booking Criteria along with Booking Priorities. He explained the Challenges Clause for the use of the building. Other consideration for Additional Booking considerations, scheduling of other events, parking and deposits.

Pam Treece asked when would it be appropriate to talk about if we will be allowing gun shows and discussion ensued.

Andy commented that the fair dates are not in this policy and asked that it be put in.

Steve asked about the second priority booking and having to wait till 6 months out confirm rental. Rob shared that he engaged several agencies on the policy.

Leah commented that we may very well revisit this policy and it was recommended that we put language to allow amendments. It is in the current policy.

Booking policy for the Facility versus the Event Center, it was discussed and that the policy needs to include the Facility as a whole.

Larry asked for a motion to accept the policy. Carolyn so moved and Andy seconded it, approved.

Dates for upcoming FAC meeting were presented.

Larry announced that at the January meeting we will be electing new members and officers and that he will not be renewing his Committee Chair on the committee. He said he has other stuff to do.

Pam asked about with Andy leaving the office of Commissioner chairman, and she is here as a representative of WCVA but the county commissioners need to appoint whom will be the county representative. They will determine that at the next County Commissioners meeting.

8. **Public Comment II:** Larry asked for public comments

Jan Haer from horse 4-H shared with the committee that due to the construction the arena will not be available for fair in 2019. They were given 2 choices of venue. Columbia County Fairground for no cost and Yamhill County for \$9,600.00. They are doing fund raising at this time and Coastal Farm and Ranch has sponsored them with \$10,000.00. She stated that 120 kids participate in the horse fair and that a 100X200 foot arena and 50X 100 warm-up arena is needed on our grounds.

David Russell from the community spoke to the cost of the building for use. He suggested that we have 2 rent schedules for it and he would like to see some of the old shows back in the new Event Center. He also didn't like that the smaller events could be kicked out due to a larger event coming in.

9. Meeting adjourned 4:30 pm