

WASHINGTON COUNTY FAIRGROUNDS ADVISORY COMMITTEE

Wednesday, January 9, 2019
2:00 pm to 5:00 pm
Washington County Fair Complex
Cloverleaf Building
873 NE 34th Ave
Hillsboro Oregon, 97124

FAC Members Present:

Larry Pederson, Chair
Gary Seidel
Hal Ballard
Carolyn McCormick
Stephan Nagy
Mayor Steve Callaway

County Staff Present: Leah Perkins-Hagele, Sia Lindstrom, Geoffrey Kavulya, Julie Case

Consultants: Steve Mileham, Gail Sargent, Brooks Ostendorf, Walt Peck, Rob Massar

1. Welcome

Larry Pedersen welcomed everyone.

2. Fairgrounds Master plan updates

Sia Lindstrom presented introductions of all the work that the team has completed. Community input, we are looking at our long term vision, along with short term actions. Starting on the long term first. We will be looking at the facility, the business needs, community wishes. Using that as the program, and to give Larry Pederson as much trouble as possible as this is his last meeting. She then turned the meeting over to Gail Sargent from LRS Architects.

a. Review of existing facility

- i. Gail went through the program and how it is measured. She talked about the steps of reviewing the existing facilities. How much space we currently have. How they are used and what kind of condition they are currently in. And if they are the right structure to meet the needs of the county. She went through the maps that show where all the fencing, gates, driveways, parking, green space and buildings are.
Gail talked about what the needs of the current master plan and where new plans combine. Future step, what do we want it to look like in 20 years. She went through with the handouts and maps that we currently have. She said that the ball fields would be used as parking during the fair this year, and by 2020 the fairgrounds would have them back along with the Armory by the end of this year. She went through each of the buildings and talked about their use round year, days per year use, flooring, electrical needs, and ventilation needs. She also pointed out the green space areas and the current use of those areas. The RV parking site is kind of in the middle of the space. And the ball field across

Veterans Drive. It will be expensive to develop due to wetlands mitigation. County and the City are working on the ballfields and it has been determined that in 2 years the City will have new areas for the ball fields and they are currently working on the transition. Infrastructure needs were then presented. Comments were made on some of the overall condition of each of the buildings. The life expectancy of most of the buildings is 7 year unless some major structural changes take place. She then talked about the issue of bio-security within the areas of our barns during fair and long terms. Flooring in those buildings can only be used for animals along with ventilation issues in the buildings. Sia commented that our goal is to have buildings that are usable for fair and other times of the year. Maintenance building location is not the best place for it at this time with the building of the new Event Center. RV Parking has 13 spaces, is it the best place for it? Gary Seidel asked what the status of the new RV Park is. Rob Massar reported that they worked with the City and the cost was prohibited. Carolyn asked about how we are going to fund these plans. Sia reported that 3 bonds failed and we are looking at some other fund plans. Pinto, Chevy and Cadillac plan. We are looking at a 20 year plan and how we get there. Larry asked Stephan Nagy from the Port of Portland if there are height limitations being close to the airport. Sia mentioned that the City or schools are planning on building the ball fields at a different location. Gail then talked about the current Fair Office with a useful use of 2 years, that we could sell or just take down. Other structures are the Dairy Women's booth was not evaluated, Friendship Square needs a new roof and the cloverleaf building is in need of seismic upgrades and upgrades to the restrooms. 20 years uses with upgrades. There are some issues with the showers in this building as during the fair the restrooms are closed to the public. Armory building, we don't have a lot of information on the building but a lot of upgrades would be needed to a building of that age. Tennis Courts have been decommissioned, but it is space. Green space areas that have grass, gravel, or paved and the access of water and electrical. Next was the overflow parking. 100 cars per acres. 1150 cars on what we have now. Lighting is needed. ADA routes need to be paved, even if overflow parking. Inside grounds upgrades on general lighting, paving, electrical upgrades water pressure.

b. Review of business needs

- i. Gail then talked about the business needs that Leah Perkins-Hagele, Fair Manager has talked about. To include support community and multi-purpose. 75 -80 RV Park. Wetlands will need to be mitigated regardless. We wrote the PUD for the parking and we would have to do the same for a multi-purpose building. Stephan Nagy asked how we came up with SF of space that we need for a multi-space. Gail explained that with the barn space, Main exhibit Hall and a riding arena it totals to be between 80 to 100,000 sf. Steve and Leah

explained that it would be like Lane County fairground where there are several 20,000 sf buildings that are combined. Each has a different use, but can be connected to be used as one building if needed and multiple uses besides having the high end finish of the Event Center. It will be a phased project as to what our historic needs, business needs and community needs.

c. Review of community needs

Clover leaf building used for lower end events. Restrooms are needed so that any new building that is built, they would be incorporated into the building. Carolyn asked about occupancy issues with restrooms. Flexible open spaces. Maintenance space would be suitable in the current armory, that is could also accommodate a lot of the storage from the barns. Overflow Parking possible for other uses. Upgrade of power, Leah commented that we spend \$80,000 in generators now for just the 4 days of fair. Carolyn asked if the fair was a money generated event at this time or is it a deficient. Leah said it depends on the year. The interim events does not at this time because we don't have the facilities to make money. That was one of the comments from the survey that it becomes a community center. Mayor Callaway pointed out that parks and the like run on a deficient by nature and it is considered a community asset. Sia commented that at some point the Event Center would be a revenue. Larry asked if we were to decide today what the priorities of what is on the list what would they be. Leah said that both 1) RV Park and 2) Multi-purpose Building are equal for her. We will look at the overall then look at it priority. Sia asked if there are comments or priorities that you feel we need to look at differently that we need to talk about it now. Gary asked if there would be new power vault put in for future. Walt Peck commented that 3,700 community member took the survey last. Of the suggestions of a zip line or swimming pool to be built on the site, these are better suited for other areas and not the fairgrounds. Stephen Nagy was asked about to development of the airport what are the plans for a hotel. He stated that the current one would be coming down by the end of the year and a new one would go in, but the actual location has not been determined. Leah has said that a hotel would be needed for the area, but that it is not within our scope of this project. Gary asked if there were anything that they feel was omitted or need to be added. Or if there is anything to be taken off. Stephan Nagy brought up a restaurant in the area of the north east parcel of 34th and Cornell. Rob Massar said that this is not part of this. Stephan then commented that it could be disclosed in the planning that it could potentially become an area for a restaurant and not just green space. Sia commented that there are defined lines of the current planning and the Master planning. There is not been any planning for across 34th street. Stephan Nagy was asked if the airport was planning of any restaurant and he said no, but businesses that would benefit the port.

d. Review of public involvement plan

Gail presented what the proposed public involvement plan is. Interview with key stakeholder right away Next few weeks. Plans for an online survey for current and recent fair complex users with targeted questions about specific facility improvements to support their events and the phasing options. This step would be sent out to all those that took the survey and through other avenues to reach the public. Then we would involve the Board of County Commissioners. Then we would follow up with a display of the final concept at the fair. Gail was asked if there was anything else, and she commented that the 100 sf paillon was omitted as there was no need for this kind of a structure. Stephan Nagy asked if it was as aggressive timeline. Gail and Walt assured that is plenty of time to get the message out. Mayor Callaway asked if there was some way to address that the public to get feedback from their input and comments.

3. Public Comment

Jan Harer from 4-H horse concerned that since the construction has started that horse 4-H will be held at Yamhill County Fair Grounds this year, but not sure if we are coming back for 2020 fair. We would be thrilled to have the facility you are talking about, but it will take time to build and we just need to know where we will be. Sia commented that Leah has assured that there will be a arena for them in 2020 fair. Jan's other concern is that the construction will be complete by fair. Leah assured her that IF the building was not complete by the summer of 2020, construction would seize for the 10 days of fair. She also confirmed that horse 4-H will be here for the 2020, 10 day fair.

Anthony Mills community member. He was on the County Rec Board, and was lead to believe that the RV Park would be built. He commented that it is needed and wanted by the community

4. For the good of the order

Carolyn McCormick thanked Larry Pederson for his leadership for the FAC and his years of commitment as chair. She said that there were times when he didn't want to be the chair, and Mayor Callaway said there were times we didn't want him to be the chair. Carolyn asked that he would reconsider leaving the group.

Rob Massar spoke about the years he has known Larry and his ability to keep committees focused and moving and he took this position 9 years ago and he was thrilled that he was taking the leadership. He said that on behalf of the committee and staff Larry was presented with well wishes and recognition for his service.

With that, Larry asked the committee if they would indorse the Masterplan as presented as a draft. All agreed.

Adjourned at 4:19 pm.

Respectfully submitted by Julie Case 1/11/19