

# M I N U T E S

## OCF FIXED ASSETS COMMITTEE

**January 10, 2022 Via Zoom**

MEETING CONVENED AT 11:03 AM

### **Present**

Committee members: , Sandra Bauer, Kevin Levy, Ruby Bauske, Craig Smith

Liaisons: Dennis Todd – LUMP, Alexis Mattock -BUMs

Staff: Kirsten Bolton, Executive Director; Mark Malaska, Asst Exec Director

Other Attendees: Paxton Hoag, Aaron Kenton & Firecat Tom, Mark Pankratz, Ann Bennett-Rogers, Heather Kent, Steven Berkson, Tom Gannon, Alexis Mattock.

### **Minutes Review and Approval**

Kevin moved, and Craig seconded to approve the Minutes of the December, 2021 Committee meeting. Approved by unanimous vote.

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### **Staff and Liaison Reports**

**Alexis:** His update will be covered in other topics on the Agenda.

**Dennis:** Nothing to report.

**Peaches:** No report.

**Kirsten:**

- Winery equipment not yet picked up by buyer. Oak barrels are being drained for use as planters.
- The recruitment for Site Manager continues. She plans for on-site interviews in early February, and a start-date of mid-February.

### **Subcommittee Reports**

RESIDENCES SUBCOMMITTEE:

**Old Winery House:** Sandra suggested that we prioritize decon at the old winery house at Outer Limits for after the 2022 Fair. It is unfit for any use, and is dangerous. The property should be secured until its final disposition is determined.

Discussion followed about the benefits of donating the building to Lane Fire Authority for a training burn, and the need to recover/recycle usable fixtures before it's destroyed.

**Rehab of residence at Dug's Green:**

Kirsten suggested that the Subcommittee look at the bids before deciding to become a general contractor for the rehab. It's possible that hiring a general will save money in the long-run.

**COMPOSTING SUBCOMMITTEE:** Sandra reported that Fair is awaiting response from the County on the request for building permit for the composting facility at Outer Limits. Alexis and Kirk Shultz will work on the permit application to Lane County. They need agreement on the specific location on the Outer Limits property before they do the soil sample.

Although Alexis stated no personal preference for which site is best, the group developing the compost site was leaning heavily toward Site 2, which is north of the winery building. Site 3, which is south of the old winery house, is preferable for solar purposes, but would require costly improvements to roads for access by heavy vehicles.

Much discussion followed about the advisability of Site 2, given its location close to the winery building, the old winery house, and site for stages and other potential uses of the property.

Ann stated that Site 3 would require archeological mitigation.

Kirsten reminded the group that no capital projects are currently green-lit for 2022. The BOD will consider the capital projects budget at the March BOD meeting.

Kirsten recommended that the Committee look at sites at Outer Limits for the proposed composting facility, taking an interdisciplinary approach with Archeology etc.

Sandra agreed, and asked interested parties to contact her directly.

**DURABLES:** Sandra met with the Durables Crew. They are excited to use the winery building at Outer Limits for their operations. There are two requirements as they plan to move there:

- Septic inspection to ensure that the system will handle the needs of their operations
- Identification and inspection of the ball tank outside of the winery building to determine its usefulness to Durable and other operations at Outer Limits.

Sandra reported that the building has power and heat, but that additional plumbing and/or dishwasher may be required. The Durables Crew will draw up plans and specifications for equipment.

Paxton noted that the near-by cistern was installed to receive rinse water from cleaning grape totes.

### Review of Action Items and Deadlines

	<b>Entity/Topic</b>	<b>Who</b>	<b>What</b>	<b>When</b>
	<b>Compost Subcommittee</b>	<b>SB</b>	Create a new FAC Compost Subcommittee to tour Outer Limits' potential locations for the Fair compost facility and move the permit application process forward. Representatives include (but are not limited to) Kirk Schultz and Alexis Maddox, Tom Barr, Recycling, LUMP, Peach Power, Camping, and Archeology.	tour by Jan 31
	<b>Residences</b>	<b>Kevin</b>	Facilitate getting bids from contractors for the repair work needed at residence at Dug's Green. Determine the need for general contractor to run the work.	Jan 31
	<b>Residences</b>	<b>Sandra/Kevin</b>	Determine number of years allowed by County Code to re-build the residence at Outer Limits after its demolition	Jan 31
	<b>Durables</b>	<b>Kevin</b>	Identify professional to inspect and determine the capacity of the commercial septic system at the winery building at Outer Limits	Jan 31
	<b>Durables</b>	<b>Sandra</b>	Facilitate Durables Crew submitting plans and specifications for the eating utensil cleaning/sanitizing	Jan 31

			station at the winery building at Outer Limits, including a back-up plan for 2022 Fair	
	<b>FAC</b>	<b>Ruby</b>	Send February meeting Agenda and January Minutes to Mary Callaghan and Alex Zabala for posting to FAC's .net webpage	Thurs, Feb 10
	<b>FAC</b>	<b>Subcomm Conveners</b>	Send dates of Subcommittee meetings to Mary Callaghan and Alex Zabala for posting on FAC .net webpage	On-going

**Next meeting** Monday February 14, 2022, 11 AM to 1 PM ♡ ♡ ♡

**Meeting evaluation**

none

**Adjournment**

Sandra moved, and Ruby seconded to adjourn the Committee meeting. Approved by unanimous vote.

MEETING ENDED AT 1:20 PM

*Minutes by Ruby Christina Bauske*