

MINUTES

OCF FIXED ASSETS COMMITTEE

Minutes: September 20, 2021, 11:00 AM - 1:00 PM. Via Zoom

MEETING CONVENED AT 11:00 AM

PRESENT

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

Liaisons: Dennis Todd – LUMP

Staff: Kirsten Bolton, Executive Director; Shane Harvey, Site and Facilities Manager

Other Attendees: Colleen Bauman – BOD, Paxton Hoag, Steve Wisnovsky, Dennis Todd, Aaron Kenton, Tom Brebold/FireCat Tom), Heather Kent, Mark Pankratz, Ann Bennett-Rogers (on phone),

AGENDA REVIEW

Additions:

Recommendation to the Fair BOD to renovate the residence at Dug's Green

Recommendation to decommission or secure residence at the Outer Limits

MINUTES REVIEW AND APPROVAL

Craig moved, AJ seconded to approve the Minutes of the August 9, 2021 meeting. Approved by unanimous vote.

STAFF AND LIAISON REPORTS:

ED: Kirsten reported that Fair staff is proceeding to prepare and list for sale the unneeded wine-making equipment at Outer Limits. Paxton suggested dragging all equipment out of storage, clean it up, and photograph attractively before listing to get the best price. Craig suggested setting up a showroom in the old winery building to display items for sale.

Kirsten also reported that Derwin said the vinegar in the winery tanks is foul and not usable. She suggested tapping all containers to test contents before sale.

SITE AND FACILITIES MANAGER: Shane' reported that he is:

- Moving appliances from the residence at the Outer Limits to Dug's Green for salvage
- Cleaning roof and removing blackberries from Dug's Green
- Planning work parties to salvage lumber from the paths
- Preparing occupancy permit for Cow Palace
- Preparing permit for composting site: Sandra asked if the compost building includes a storage area. She agreed to talk with Shane off-line about this.

LUMP & Path Planning: Dennis reported there was no LUMP meeting in August. Path Planning has developed a stage sizing map/report. Dennis will forward this report to the Committee.

M I N U T E S

Subcommittee reports

1. RESIDENCES SUBCOMMITTEE:

Kevin REPORTED:

- Inspections done on both residences
- Residence at Outer Limits: house appears to be a tear-down; Kevin is getting a bid from Safco for the demolition (may need special handling if asbestos is present); Kevin wants to continue to investigate replacing the house with another residence in the long run
- Residence at Dug's Green: house is useable with repairs, including removal of dry rot and rodents, window replacements, fix power to overhead lighting and rewire electrical panel, plumbing repairs and new water heater (may be pricey)

Discussion followed about the residences, including recycling useable lumber and fixtures at Dug's Green and testing the wells at both properties for water quality. Ruby suggested adding solar collectors to the repairs at Dug's Green.

2. ALTERNATE USES FOR OUTER LIMITS - TEMPORARY CAMPGROUND:

Ruby reported that the Subcommittee is developing a spreadsheet to analyze the financial aspect of establishing a campground, including scenarios of varying number of campers. General discussion followed.

Dennis noted that Path Planning sees the need for more RV camping space during the Fair.

Heather noted that RVs do not necessarily take more space than tent campers.

Paxton noted that Fair evaluations show an interest/need for quiet camping areas.

Aaron questioned how opening a campground at Outer Limits affects the Fair's carbon-reduction goals, especially with regard to shuttles to the Fair site.

Sandra indicated that stakeholder input is crucial in the process to determine if the Fair should proceed. Shane suggested consulting with Operations, Camping, Traffic, 4A, and Elders as part of the process.

3. STORAGE SUBCOMMITTEE:

AJ reported that the first meeting of the Subcommittee is tonight. The purposes are to introduce Subcommittee members and start a survey of current storage locations and needs for different types of storage.

Old business

1. Maps: Sandra reported that Rosana Costello of Path Planning Committee will present a detailed map of the outer Limits property in October.
2. Action on Residences: Kevin gave us best guess estimates of renovation costs to stabilize the house at Dug's Green and to demolish the house at outer Limits. Discussion followed about how to forward this information with the recommendation to fund

M I N U T E S

DUG's Green at a level 1 and Outer Limits residence at a level 4 to the Budget Committee for them to use when they are prioritizing capital projects.

Sandra moved, and Craig seconded the following Committee recommendation to the Fair Budget Committee:

The Fixed Asset Committee recommends funding for renovation of the house at Dug's Green (Priority #1) and deconstruction the house at the Outer Limits (Priority #4). We also recommend that if the Outer Limits house is not demolished, it should be boarded up and possibly fenced for safety reasons.

Motion passed unanimously.

Sandra agreed to forward the recommendation with the budget estimates to the Budget Committee.

3. Solar Subcommittee: Sandra moved and Craig seconded appointing Cynthia Peachey as convener of the Solar Subcommittee.

Motion passed unanimously.

New business

1. Reprogramming \$40,000 from Fair's Community Center capital project to fund fixed assets repairs and improvements

Paxton commented that the Community Center is not dead.

Review of Action Items and Deadlines

Entity	Who	What	When
Path Planning	Dennis	Send copy of Stage sizing report/map to FAC	Sept 30
Alt Uses for O.L./Compost	Sandra	Talk with Shane off-line about including storage in proposed composting site	Sept 30
Alt Uses for O.L./Compost	Sandra	Set up Compost Summit for a date after Aug 26	Aug 31
Residences	Sandra	Forward recommendation for funding Dug's Green house renovation and Outer Limits house demolition to the Budget Committee	Oct 7
FAC	Conveners	Send dates of Subcommittee meetings to Mary Callaghan for posting on FAC .net webpage	On-going
FAC	Conveners	Send Subcommittee report to Sandra for compilation into BOD report	Sept 25
FAC	Sandra	Compile FAC Committee report & send to Mary Callaghan for inclusion with OCF Board packet	Sept 29
FAC	Ruby	Draft Minutes & submit to FAC members for edits	Sept 30

Confirm next meeting Next FAC meeting is Monday October 11, 11:00 AM to 1:00 P

Meeting evaluation

MEETING ENDED AT 1:10 PM

Minutes by Ruby Christina Bauske