

MINUTES

OCF FIXED ASSETS COMMITTEE

October 11, 2021 Via Zoom

MEETING CONVENED AT 11:05 AM

PRESENT:

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

Liaisons: Dennis Todd – LUMP, Cynthia Peachey (Peaches), Peach Power

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

Other Attendees: Paxton Hoag, Lisa Cooley, Steve Wisnovsky, Aaron Kenton, Heather Kent, Mark Pankratz, Ann Bennett-Rogers,

STAFF AND LIAISON REPORTS:

Dennis: LUMP discussed using Outer Limits property (area South of the winery building) as RV parking for Fair Family & staff. There are an increasing number of campers who need night-long electricity.

Discussion ensued about how much property the Fair is losing to the river each year, and the need within 10 years to relocate Ark Park and and booths along Upper River Loop.

Dennis agreed to send the FAC members a link to LUMP's long-range planning documents.

Kirsten: Kirsten reported that Fair staff is proceeding with selling the unneeded wine-making equipment at Outer Limits. She expects to close the sale on the stainless steel tanks very soon. The barrels have proved worthless for vintner use. A suggestion was made to keep them in the Fair to re-purpose as flower gardens or water fountains (using plumbing, not the water inside the barrels).

Peaches: Peach Power reached out to EPUD to help the Fair fund solar power as a community resource. Currently the Fair has discrete metering (energy use metered by 9 separate meters), which limits the financial value of solar energy we collect. She's continuing the discussion with EPUD to implement net metering at the Fair as part of their effort to help non-profits save energy. Net metering would enable us to use more of the solar energy collected to offset Fair power usage, thus saving more money.

Subcommittee reports

RESIDENCES SUBCOMMITTEE: Shane expects that the original estimate for repairs to the house at Dug's Green given to the Budget Committee will be too low to make the improvements necessary for occupancy. He said that the \$20,000 upper limit is likely to be the lower limit of what is needed, given that he finds more repairs will be needed, e.g. kitchen cabinet repair or replacement. We discussed that he would get estimates to give us more accurate information.

COMPOST SUBCOMMITTEE: Sandra reported that the Subcommittee will have its meeting that evening.

STORAGE: AJ reported that the Subcommittee is up and running. A tour of storage areas and facilities is being coordinated with Shane.

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TEMPORARY CAMPGROUND AT OUTER LIMITS: Ruby reported that the Subcommittee is finalizing a spreadsheet analyzing the financial feasibility of opening a public campground at Outer Limits. There will be considerable funding needed for start-up costs such as permitting, clearing campsites, and installing utilities such as porta-pots and fire suppression.

When complete, the feasibility study will be forwarded to the Budget Committee for their consideration.

Sandra thanked Heather Kent for her assistance with the analysis. Heather's experience in creating and running a public campground during the Fair is very valuable to the Subcommittee. Shane added that new Lane County permits are required for camping at the 2022 Fair, not only for Outer Limits, but also legacy camping areas such as Alices and Zenn Acres. The Fair must comply with new temporary campground regulations, and the county inspection process is not fully defined at this time. The subcommittee had included the new regulations in the spreadsheet.

New Business

ZONING: Sandra is researching zoning for all the parcels of property the fair owns. She learned the following zoning designations, which impacts what we can/can't do on the affected parcels:

Legacy property (including WAREbarn): F2 (impacted forest)

Chickadee Lane (both sides): RR5 (rural residential)

Dead Lot to Outer Limits + Far Side: Exclusive Farm Use

DURABLES: In previous years, the Fair has washed and recycled forks to cut down on material going to the landfill. The Durables Crew had set-up at Dug's Green, including a silverware polishing/sanitizing machine to clean the forks.

With the conversion of the house Dug's Green into a residence, Durables needs to move their operation. Kirsten asked Site Crew to move Durables supplies from Dug's Green to the winery. Shane will contact Tim Gallo, the Durables Crew leader, about moving the Durables' cleaning/sanitizing operation to the winery building at Outer Limits.

Kirsten suggested that buying a commercial dishwasher might be a good investment to streamline the processing of durables.

Sandra suggested that there is room to expand the durables project to include plates, cups and bowls. Paper products makes composting much more expensive and labor intensive.. She will bring up the topic at the Compost Subcommittee meeting tonight.

Minutes Review and Approval

AJ moved, and Sandra seconded to approve the Minutes of the September, 2021 Committee meeting. Approved by unanimous vote.

M I N U T E S

Review of Action Items and Deadlines

Entity/Topic	Who	What	When
Path Planning	Dennis	Send link to LUMP's long-range planning docs to Sandra to share with Committee members	Oct 15
Residences	Shane	Facilitate getting bids from contractors for the repair work needed at dug's green	Oct 31
Durables	Shane	Discuss relocation of durables processing with Tim Gallo	Oct 31
Outer Limits Public Campground	Ruby	When drafted, post public campground feasibility analysis for Committee members	Oct 31
FAC	Conveners	Send dates of Subcommittee meetings to Mary Callaghan for posting on FAC .net webpage	On-going
FAC	Conveners	Send Subcommittee reports to Sandra for compilation into BOD report	Friday, Oct 22
FAC	Sandra	Send zoning map to Committee members	Oct 31
FAC	Sandra	Compile FAC Committee report & send to Mary Callaghan for inclusion with OCF Board packet	Monday, Oct 25
FAC	Ruby	Draft Minutes & submit to FAC members for edits	Oct 15
FAC	Ruby	Draft November mtg Agenda & make available to FAC members for additions	Tuesday, Nov 2
FAC	Sandra	Finalize Committee Agenda & send to Mary Callaghan for inclusion with OCF Board packet	Thursday, Nov 4

Confirm next meeting Next FAC meeting is Monday November 8, 11:00 AM to 1:00 PM

Meeting evaluation

MEETING ENDED AT 12:45 PM

Minutes by Ruby Christina Bauske