

M I N U T E S

OCF FIXED ASSETS COMMITTEE

MARCH 13, 2023 Via Zoom

MEETING CONVENED @ 6:06 PM

Present

Committee members: Sandra Bauer & Kevin Levy (co-facilitators), Ruby Bauske, Craig Smith, AJ Jackson.

Excused Absence: George Braddock

Staff: Sierra McComas, Site and Facilities Manager.

Excused Absence: Kirsten Bolton, ED

Other Attendees: Paxton Hoag, Tom Gannon, Ann Bennett-Rogers, Aaron Kenton & Firecat.

Agenda Review

No changes.

Minutes Review and Approval

Sandra moved, Craig seconded to approve the Minutes of February 13 regular meeting. Vote was unanimous to approve.

Screen House/Screen Shack

Sierra explained the history of the screen house/shack. In the SUP, the County identifies the structure as the “Cow Palace”. However, the Fair refers to the sign workshop as the Cow Palace, not the screen shack.

County land-use and sanitation first examined the screen shack 11 years ago. It now is inspected annually by the County.

Discussion followed about the many uses of the screen shack, and how to preserve the value of the structure and its contents, kitchen equipment.

Sierra reported that further construction work/improvements to the screen shack is postponed until the County defines what is needed to repair per: County code.

Capital Improvements Projects for 2023

The Committee reviewed the capital projects approved by the Board for this year. Sandra pointed out items that the Committee will want to examine and discuss this year. Future Agenda will reflect these projects, and their physical locations will be included in future FAC site tours.

Site Manager's Report

Sierra is in the process of negotiating the Fair's permit for camping. She plans to submit a revised application to the County this week.

The Durables crew is hard at work testing the new Winery location and commercial dishwasher. The new dishwasher handles up to 240 racks/hour. Sandra expressed the concern that we need to monitor the use of the related drainfield at the Winery as it has not been used for many years.

AJ asked about the status of a fireworks display on site on the 4th of July. Sierra responded that the Event Managers will make that decision later in the spring.

Storage

AJ reported that there's nothing to report at this time.

Residences

Kevin reported that there's nothing new to report at this time. Additional funds to complete the rehab were included in the Capital Improvements Projects budget for completion after the 2023 Fair.

Compost Barn

Sierra reported that site prep for the foundation continues, with the goal of pouring concrete this spring. Costs for the building including the concrete were included in the 2023 Capital Improvements Projects budget. If conditions delay the pour, the crew says they can work with the site as-is for the 2023 Fair.

Sandra asked to include a progress report on the Compost Barn at the April 10 FAC meeting.

Emerald Ash Borer (EAB)

Sierra reported that a wider mapping of ash trees within the Fair's forest lands will be started this weekend. Kevin Hillery, the Fair's Arborist, will be present for a walk-through by the LUMP's EAB Task Force (EABTF). It's possible that the Oregon Department of Forestry will be present as well.

Ann mentioned that the Task Force is developing education to the entire Fair Family starting this spring, including what to look for. A forestry plan for our riparian forests is needed to effectively plan for/respond to an EAB infestation. The Fair should apply for government grants for this work as they become available.

For disposing of damaged wood, Paxton described bio-char as a process that captures carbon, but doesn't spread infection. Tom added that the Fair should consider joining local efforts to start a bio-char service. Special equipment is needed.

Craig added that it was good to see that EAB efforts now are projected into the next 10 years, not two years as initially discussed.

Upland Kitchen

Paxton reminded the Committee that a large kitchen is included in the planning for the OCF Community Center project (now on hiatus). Ann commented that the Community Center project proposed location is located on top of an archeological site, and this will matter to the County at the eventual permit application.

Sandra expressed a concern about using the term 'Community Center', because Community Centers are open to the public. A brief discussion followed on how access could be provided securely to a Community Center located on Fair property.

Ritz Infrastructure

Sierra reported that she reached out to Bob Beebee of The Ritz, and confirmed that no concrete will be poured on the site this year. He also mentioned that The Ritz is talking to Dr. Joe, a Fair neighbor, about providing water for the showers.

Ann, on behalf of the Archeology Committee, reported that there is an archaeological site upslope from the sauna and showers where artifacts have been discovered. Discussion followed on how/why artifacts were discovered in that particular spot.

AJ requested that Archeology provide the Fixed Assets Committee with a map that gives a clear depiction of where artifacts have been found and other historically-significant sites within the Fair properties. He explained that a map would provide a level of fairness to know in advance which areas are archaeologically-sensitive.

Ann responded that the Committee had been provided with this information. Discussion followed on whether the Committee has a map that shows these sites clearly enough to use as a reference.

Main Stage Repairs/Remodel

A small amount of funding for Main Stage repairs was included in the Capital Improvement Projects budget for this year. Sandra wil; talk to Vanessa Roy, the Fair staff liaison for Main Stage about the crew's future plans for the Main Stage site.

Other Matters

- AJ suggested adding to April 10's FAC Agenda a discussion of the expected effect of the large Dead & Co show at the Gorge Amphitheater the same weekend as the Fair on our tickets sales and budgets.
- Ruby will issue a Doodle Poll to determine the date for the Committee's site tour in April.

Next meeting Monday April 10, 6 PM to 8 PM via zoom

Meeting Adjourned at 8:05 PM

Minutes by Ruby Christina Bauske