

M I N U T E S

OCF FIXED ASSETS COMMITTEE

October 9, 2023 Via Zoom

MEETING CONVENED @ 6:00 PM

Present

Committee members: Sandra Bauer & Kevin Levy (co-facilitators), Ruby Bauske, AJ Jackson from 7:00).

Excused Absence: Craig Smith, George Braddock

Staff: Kirsten Bolton, ED

Excused Absence: Alex, new Site and Facilities Manager.

Other Attendees: Aaron Kenton, Paxton Hoag, Dani Derrick.

Agenda Review

No changes.

Announcements: Meeting is held on Indigenous Peoples Day. Ruby suggested looking into topics of native peoples modern survival movement, such as reintroducing buffalo to tribal lands of the Yakima peoples in south-central Washington State.

Minutes Review and Approval

March 13th Minutes: Ruby moved, and Kevin seconded to approve the revised March Minutes. Motion passed.

May 8th Minutes: Kevin moved, and Sandra seconded to approve the draft May Minutes. Motion passed.

Board Member Announcements:

Sandra reported that Fair operating budgets will be approved at the end of January 2024. Capital improvement budgets will be approved in March 2024.

After the BOD election in October, the new Board will meet in early November to elect officers and designated Board Liaison to BOS Committees, such as the F.A.C.

Kirsten's ED and Site Report

Kirsten reported that for 2024 budgets, instead of creating a "Miscellaneous" capital project, the staff will ask for \$10,000 total to spend on capital projects less than \$2,000.

Kirsten listed capital improvement projects for consideration next year:

- new tractor and site truck
- House at Dug's Green: West Wing retro-fit into a hybrid conference room; plans to floor the entire house with linoleum on top on polywood already installed
- Water system improvements: Water Crew is developing a 5-year plan to provide for additional water storage on-site and rehab for the water distribution network
- Porta-pots: staff proposes to buy a number of Porta-pots to save money on future rentals. dani commented that Porta-pots need to be stored carefully, otherwise the plastic and fixtures like handles will degrade.
- Mobile kitchen: staff proposes 2 mobile units to get the Main Camp kitchen prep out of the flood plain byu Miss Piggy's.
- The compost demonstration project at the Winery is being turned by volunteers using their own equipment this year. The old John Deere the fair has used is dead. If the compost demo is to continue successfully, there needs to be a permanent solution to its operation and maintenance, including needed equipment.

Kirsten reported on current progress on site projects funded in 2023:

- Roofs will be cleaned and moss removed in time for winter this year.
- HUB roof install was deprioritized this year. Alex wants to take it on with less funding for materials and working with a volunteer crew.
- White Bird Big Bird clinic at Main Stage was rehabbed this year. Plans are for the Little Wing (located closer to the parking lots and access roads) to expand next year to take a larger role in providing emergency medical services at the Fair.

Kirsten reported on Fair permits progress:

- Alex will apply to the County to replace the vintners house, which burned down at the Winery property this summer. Successful application will provide a 12-year window to replace the house without jeopardizing the land use.
- The Special Use Permit (SUP) application for the Fair in 2024 is contingent on the Cow Palace (AKA Sign Shack) permitted as an agricultural-use pole barn. Kirsten thinks it is unlikely to be permitted as an agricultural use. The options are to move the non-permitted uses (such as sign-painting and Culture Jam performances), or to tear it down and build a new building that can be permitted. The Sign Shack potentially

could move to the Winery, though transportation of materials and signs will be costly and energy INefficient from that site.

Paxton suggested that other capital improvement projects were under discussion.

- Alternative transportation: to get off the golf-carts
- Far-Side road and bridge: The County is not pushing for replacement of the bridge at this time, which means that more improvements can be made to the Far-Side road.

AJ asked about the compost project and who is taking the lead on mitigating the problem. Kirsten responded that Mark Malaska has that responsibility.

In response to a question from Sandra, Kirsten reported that the Screen House (back-up kitchen prep site) at Alices does not have an underground drainage system. It was built with French drains. The Screen House is not inspected by the County or currently permitted. it appears the County staff ignore it because it's not located in the original non-conforming use area of the Fair, so doesn't hang up the SUP.

Emerald Ash Borer (EAB)

Sandra asked if there is a nursery for replacement trees to mitigate future EAB damage, will it be located at the Winery.

Kevin responded that the Fair can't plant enough trees to replace all that potentially will be lost to the EAB, especially in the areas of the original 8 of the Fair and Main Stage locations. Kirsten suggested that the EAB Subcommittee (of LUMP) need to coordinate with the Garden Crew who are currently planning winter planting for 2024. Also, lots of water will be needed to support saplings, and that adds to the cost. She suggested that the water system at the Winery is not sufficient for this purpose, esp in the dry months of July-September.

AJ expressed his concern about the fair budget, and how to pay for projects such as the compost demonstration that will have a future unbudgeted need for additional operational funding and hazard mitigation (smells), compared to a replacement nursery and need for water.

Paxton commented that he sees tree-planting on a large-scale as a way to bring people back into the Fair, including planting an oak savanna as was common in the days of the native Kalapuya who tended the trees and stewarded that particular environment.

Storage

Kirsten remarked that the Fair still needs a couple more Conex trailers to meet current storage needs. Although a Winery location seems ideal, the cost of transporting the items to and from the Fair may be prohibitive. Her vision is to provide shelter between the Conex trailers at Dugs Green to park vehicles out of the weather in the winter. This could free up space in the Upland area for other purposes.

AJ remarked that the FAC Storage Subcommittee completed its tasks this year.

Replacement for Vintners House at Winery

Kirsten is doing research on replacing the vintners house with a manufactured home. Used homes are expensive to move and retrofit to an existing homesite, and would be difficult to sell (eventually) because the new owner couldn't get transitional financing for a twice-pre-owned manufactured home.

She suggested that buying a new manufactured home (rather than pre-owned) makes sense. She reported that the Fair Treasurer advocates to earmark the fire insurance payout to funding the replacement house. Kirsten believes there's enough in the settlement to accomplish the purchase and installation.

Next meeting Monday NOVEMBER 13, 6 PM to 8 PM via zoom

Meeting Adjourned at 8:00 PM

Minutes by Ruby Christina Bauske