

**MINUTES &  
NOTICE OF BOARD ACTION**

BOOK **158** PAGE **1375**

APPROVED Sept. 4, 1996

---

**LANE COUNTY BOARD OF COMMISSIONERS**

---

*This document, upon approval in a public meeting by the Board of County Commissioners, serves as official minutes of such meetings as required under Open Meetings Law, ORS 192.650.*

Pursuant to notice made by mailing agendas to news media, a selected list of jurisdictions and individuals in Lane County, a meeting of the Board of County Commissioners was held.

Questions should be directed to The Board Office Specialist 3, ext. 4203.

---

July 24, 1996  
12:00 p.m.

**JOINT BCC/FAIR BOARD  
MEETING**

County Building  
Harris Hall

Chair Bobby Green presided with Jerry Rust, Ellie Dumdi, Steve Cornacchia, and Cindy Weeldryer. Also present were Bill Van Vactor, Dave Suchart, Rick Schultz and Tanya Heaton. County Fair Board members Cleve Dumdi, Randy Thwing, Robert Mattson, Sid Voorhees were present. Also present, Mike Gleason, Fairgrounds Director, Vernon Thompson, Finance Manager and Jeri Kaufman, Fair Board Secretary.

Chair Bobby Green opened the meeting and asked all those in attendance to introduce themselves. After introductions, Chair Green read the order presented to the Board and clarified that the item was for discussion only. He then read the agenda item for the record.

Fair Board President Cleve Dumdi made opening comments. Voorhees commented that he appreciated the Commissioners and their cooperation with putting the new roadway in behind the convention center. Chair Green commented that he appreciated the commitment to the kids' program and the Fairgrounds' interaction with the community.

Commissioner Rust commented that a request had been sent to CVALCO regarding utilization of room tax reserves and it's in process. CVALCO will make a recommendation back to the County on 8/24/96 and it will present the whole picture. Rust commented that until that happens, the Commissioners agreed they would not make any

decision. Final decision regarding room tax funds will be put off until September.

Commissioner Cornacchia stated that he and Gleason had talked about timing. He appreciated CVALCO's input. However, he stated the Commissioners' need to consider a possible short term solution until the Convention Center is in place and operational. He doesn't want to close options that may be of value to the Fair Board now. Chair Green commented that they need to consider implications that it has on all the parties involved. Commissioner Dumdi reminded everybody that there are outlying communities that pay into the room tax and they want to see a return on their investment as well, and CVALCO needs to be aware of those needs.

Gleason informed the Commissioners that the Fair Board had a meeting last night wherein they asked Gleason to represent and convey to the Commissioners their desires. The Fair Board wants to focus on partnerships, both public and private. They are committed to working with the neighborhoods. They want to pursue a closer relationship with the historical museum. The Fair Board's concern is how do they make the campus operate as a successful County facility? Gleason commented that there needed to be a review of sponsorship involvement, i.e. PeaceHealth, Kidsport, U-Lane-O, 4-H Fair, that an attempt to make alliances that had not been there before should be pursued.

Fair Board President Dumdi stated he had attended the 4-H fair this year and it was successful because he heard no complaints. He spoke with the coordinator of 4-H who reported everything was great.

Chair Green suggested approaching the problem from a maintenance needs viewpoint. Gleason reported an immediate problem with the storm drainage and sanitary problems. He stated that the fairgrounds needs to separate the waste drains from the storm drains. If it is not taken care of, it could end up with the DEQ posting signs. He reported that the drain pipe from the front end into the sanitary line will cost about \$25,000. The DEQ also wants the fairgrounds to close down the blockhouse (permanent bathroom) which is located in the middle of the parking lot. These are just some of the problems that the fairgrounds is facing now.

Commissioner Cornacchia asked Gleason if the problems could be physically dealt with before the opening of the fair. Gleason stated that the drainage problem, as well as what to do with the blockhouse, had to be done before fair, but he didn't know how yet. Cornacchia suggested that both projects would be included in the same project, that those fit as a sub-set in those plans. Gleason reported that Public Works fixed a lot of the pot hole problems. He said that the surface has been improved. The Fair Board has asked the fair staff to come back to them with an extensive list of needs on the grounds. Cornacchia commented that he personally knows that the blockhouse is not the only bathroom on the

fairgrounds that needs attention. He asked if money was awarded immediately, could the bathroom problems, plus the other areas that need immediate attention, be accomplished before fair. Gleason reported that there are 28 bathrooms. At least 16 are at a state where they should start over. Fixtures and valves need replacing. Cornacchia added that he also knows of some electrical fixtures that need immediate repair. Gleason reported there are electrical problems that are monumental. He said that each event uses lots of electricity. As a result, the fairgrounds has some significant hazards. Cornacchia suggested a major overhaul of the entire system as opposed to a tape and fix solution.

Gleason commented that the fairgrounds is the oldest fair location on the west coast. Staff is in the process of trying to get that information documented for us. Chair Green asked if the facilities were ADA accessible. Gleason responded that some of the buildings were, and some of them were not.

Commissioner Rust commented that it sounded like the immediate repairs were just under \$50,000. Gleason responded that if the Commissioners felt comfortable starting on some of the maintenance problems, that he would arrange to get as much done as possible before fair. He stated that this year the fairgrounds will be in the red about \$21,000. He said that they were actually happy about that figure because at first it looked like it was going to be around \$81,000. Gleason commented that he hopes to be cash positive next year around \$110,000-\$120,000.

Gary Feldman (CVALCO) commented that they are not trying to compete for the room tax dollars. He said that CVALCO has always tried to respond on a County wide basis. He said that the fairgrounds is viewed as a wonderful marketing tool and they wanted to convey that to the Commissioners. The problems did not happen over night. Commissioner Rust asked if Feldman thought the short term fix will break the spirit of where the Commissioners are at with CVALCO. Feldman responded that he didn't think so. Commissioner Rust stated he was feeling more comfortable with Cornacchia's approach of getting some stuff done before fair.

Commissioner Cornacchia voiced his concerns about the way that Jim Carlson's memo was worded. Discussion ensued regarding the wording of the memo and what was needed from CVALCO as a final draft. Gleason apologized for distributing the memo without a cover memo around it designating it as a "draft" only. He suggested forming a sub-committee to work on the final memo to be submitted to the Commissioners. He stated that we are trying to figure out how to stop competing with ourselves.

Gleason reported that last week he was invited by the LTD Board to meet with them. They were very excited. He said that there needs to be a partnership created there. All of the venues have to be considered. He said "we just need to figure out how to get all the

different parties to pull on the same rope." Commissioner Cornacchia's concern was "is there only one rope to pull?" He said that all the monies cannot be focused in one area. A substantial portion of the overage should go to a substantial facility. He commented that in the upcoming communications back to the Commissioners from CVALCO, they have got to remain in the fashion of which they represented, "working partnerships".

Chair Green stated there needed to be a broader discussion around all of Lane County's needs. He stated that each entity is affected by a source of revenue. It is part of the marketing process. Future conversations should include all parties involved. We all need to be in the same room talking at the same time trying to get to a long term plan, or at least get a plan. Green said that we need to document it, know where we are going and how we are going to get there. He also stated he was more interested in how we can make it work.

Commissioner Rust asked if there was consensus that Gleason could go ahead with some of the repairs? Commissioner Cornacchia suggested authorizing \$50,000 for pre-fair needs. Fair Board President Dumdi commented that the electrical shed by the first aid building is a mess. Gleason stated that the transformers are not big enough to handle the draw of the power during fair. He said that contracting requirements that he has to go through are a big concern. The fairgrounds currently has an existing contract with Alert Electric. Chair Green recommended that Gleason work with the Board to determine where the priorities need to be. He stated that the Commissioners are supportive to authorize the funds now for those needs now and the Order could come later. Board member Mattson commented that a lot of the things the Fair Board is proposing are of an emergency needs basis. Commissioner Dumdi commented that she would like to get a rough estimate of the work that was required to be done. Gleason responded that he didn't have any numbers for her. The sanitary drain from the southern edge of the convention center to the northern edge of the expos was estimated at \$25,000 for that portion alone.

Commissioner Cornacchia commented he would like Dave Williams and Bill VanVactor figure out how to work the legalities of it through Board action, but that the Commissioners authorize the allocation of \$50,000 to the Fair Board for immediate emergency needs as determined by Gleason and the Fair Board (i.e. the wiring spot, the drain, the bathrooms) and any overage is to be retained until the next exercise which is taking action on the recommendations as submitted. That is the direction from the Commissioners today to the Fair Board.

President Cleve Dumdi stated that the Fair Board wanted Gleason to develop a complete maintenance program with all the areas of the facilities included. The Fair Board has not seen that yet. It has been just recently since the Fair Board has personally witnessed the present state of what is wrong on the grounds. Now they can acknowledge that the grounds does have problems and they will not go forth until they have a complete program to offer.

He stated that the Fair Board's priority at this time is to get the current fairgrounds up to speed, in full operating condition, and any moves discussed in the past has been put on a back burner. Voorhees concurred.

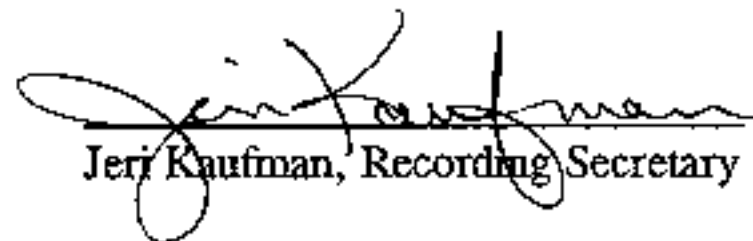
Chair Green said that he would direct the agenda committee that a future date some point in time is found for another joint meeting with the other parties at the table, so that a broader discussion and hopefully some sort of a footprint or plan could be started to get us in the right direction regarding room tax and success in Lane County.

Chair Green suggested to Fair Board President Dumdi that they need to compete in the arena of entertainment at the fairgrounds. Thursday night is not a busy night, and it would be a good night to do business.

Commissioner Rust moved to authorize giving the fairgrounds \$50,000 from the room tax bond retirement for the items stipulated earlier, the bathroom, the electrical, etc. Commissioner Dumdi seconded. Motion carried.

September 10th is already on the calendar for another joint meeting with the Fair Board. It was suggested that the discussion with all parties be put on that agenda. Alan Lonstrom stated he would check space at the Hilton to see if they could accommodate that future meeting. Chair Green told Alan to work with Arlene Marshall on those schedules. President Dumdi invited the Commissioners to meet at the fairgrounds to do a walk through tour at their convenience to see for themselves the state of the fairgrounds. Gleason stated he would do that convenient to the Commissioners' schedules at any time.

There being no further business, the meeting adjourned at 1:15 p.m.

  
Jeri Kaufman, Recording Secretary