

**BAKER COUNTY FAIR BOARD**  
**Minutes of April 4, 2007**  
**Board Meeting**

**Members Present:** Chairman Ron Rowan, Vice Chair Dean Defrees, Rob Ellingson, Ann Kniesel, Tony Britt, Mark Johnson

**Members Not Present:** Andy Barr

**Advisory Board Members Present:** Donna Lowry

**AB Members Not Present:** Janice Cowan

**Staff:** Andi Sexton (Grant Writer)

**Others in Attendance:** Fred Warner Jr.

**Chairman Ron Rowan called the Meeting to order at 7:10 PM.**

**APPROVAL OF MINUTES:** The minutes from the March 8 meeting were reviewed. **Dean moved the minutes be approved with one correction page 2 para 4 should read Ron said... NOT Rob said...-motion second by Rob the motion passed with all in favor.**

**NEW BUSINESS: Financial documents.** The rental revenue and deposits were reviewed. Mark requested the totals be better aligned. Accounts payable to be reviewed later in the meeting.

**OLD BUSINESS: Building of horse stalls.** Rob submitted building plans to the Baker City planning department. They (planning department) contacted the Fair Office and stated they needed an engineering plan for the roof (show snow load and wind resistance). Ann contacted Michelle Paoletti and informed her the plan is needed. Rob to follow up.

**Elkhorn Classic:** Ron reported that Mark Coomer and Cassie Sullivan would be heading up the Elkhorn Classic this year. It will be held on Monday, May 28, 2007.

**Blue House & Lot:** Fred Warner Jr. presented an update on the sale of the blue house. The county has agreed to sell the blue house for \$87,500 with the stipulation the county have the four corners marked and tear down the house, buyer to haul off debris. The realtor (Mary Jo Grove) is contacting Hanley Engineering in reference to getting the corners marked and Fred will talk to the road department about demolishing the house (there will be a cost associated with the road department's work). Closing is set for June 1, 2007. There is also a 50' x200' strip that was deeded to the county. This strip is not a build able strip due to the easements, however the buyer of the blue house is interested in also purchasing that strip for better access to the lot the blue house is on. The realtor estimated a reasonable price for that strip would be \$15,000 to \$19,000.

**Oregon Military Department:** Fred said he briefly saw General Caldwell in Salem and General Caldwell would like to get things finished up. Rob inquired as to whether or not there was any way the County could get out of the current lease. Mark stated it was possible.

Mark then presented a drawing of the original property lease to the OMD (2 acres) exchanged for the old armory and the grassy area outside the show barn (1.07 acres). The Fair Board also acquired the area where the current show barn and beef barn are located and OMD got the parking lot area from Grove St. to East St. The current Extension/Fair Board building is causing the current disparity. No one knows exactly how this building got in the lease. According to Fred, the lease states that this building is to be torn down at some time.

There is only one signature on the lease (Brian Cole), unknown if it was ever ratified by the other commissioners.

After lengthy discussion on the Extension/Fair Board building it was decided that the County (Fair Board) needed an official appraisal, once the appraisal is obtained a proposal is to be presented to the OMD by Ron as the military does not want the Extension/Fair Board building. **Rob moved the Fair Board obtain an official appraisal, the motion second by Tony. Motion passed with all in favor.** (Format: put all motions in bold so they stand out).

Ann is to contact an appraiser. Names mentioned were Bigalow and Dave Still. Mark stated there was good appraiser in Boise and he would get that name to Ann.

**Old armory/new exhibit hall:** At this time there will no more work done on this building. When money available one of the first things to do will be to hire a kitchen consultant. Mark will contact BOLI to see if the wages will be the same as they were in phase I or if we will have to pay new BOLI wages.

**Show Barn:** The plywood panels to protect the side walls in the show barn need to be put up. It was suggested the inmate work crew from Powder River Correctional Facility be hired to do this. **Tony moved the panels be put up and Mark seconds the motion. The motion passed with all in favor.** Rob will obtain the materials. Mark said he could send over a couple of carpenters for supervision if needed.

**Tractor:** Rob reported he looked at both the John Deer and the Massey tractors. In his opinion the Massey was more suited to the Fair Board needs. **Mark moved that we have Rob get a formal bid for a tractor and present it at the next board meeting. Second by \_\_\_\_\_.** **The motion passed with all in favor.**

**Presentations:** Andi gave a report on the presentations she gave to the TLT committee and the Economic Development Committee (see attached). It was suggested the current presentations be updated with visuals and more emphasis on the Fair Grounds and Exhibit hall as a community event area and less on agriculture. Also it was requested that Andi obtain the study done for the Geiser Grand Convention Center and have a new presentation for Rick Minster from OECDD. A meeting with Rick Minster is tentatively set for Wed Apr 25<sup>th</sup> at 11:15am. Andi is to confirm and notify the Board and Mike Rudi of the date and time. Andi also reported that the online pre-application grant to the Ford Family Foundation was submitted and we are now in a waiting mode to see if we are advanced to the next level for full grant submittal.

**Accounts Payable:** The current accounts payable were presented. **Mark moved the bills be paid, Rob seconded. The motion passed with all in favor.**

**NEW BUSINESS:**

**Applications for Fair Manager Position:** Three applications were received. Qualifications were discussed and it was determined that one applicant met the qualifications (Colleen Taylor). Mark moved the nominations be closed and Rob second. **It was then voted that Colleen Taylor be offered the position.** Ann is to contact her on the 5<sup>th</sup> of April.

**Fees:** Ann reported that the County requested all departments review their current fees they charge for services/rentals. She stated that currently the Fair Board has a statement in the contract that the renter will be charged for actual utility usage. This is difficult to determine as the meter is read monthly not daily. **It was suggested that the fees be raised by 10% and the utility charge be deleted. Dean so moved, Tony second. The motion passed with all in favor.**

**Rental Agreement/Contract:** Currently there is nothing in the contract concerning alcohol use by a renter (renter uses any of the facilities). Board approved having county counsel add phrase to cover alcohol usage.

The meeting was adjourned at 9:05PM.

Respectfully submitted,

Ann Kniesel, Interim Fair Manager