

**MINUTES  
BAKER COUNTY FAIR BOARD MEETING  
OF MAY 7, 2003**

**Members Present:** Chair Ron Rowan, Vice-Chair Dean Defrees, Andy Barr, Allen Hack, Bob Borgen, Rob Ellingson,

**Members not present:** Lynn Perkins

**Advisory Board Members Present:** Tiny Jones, Janice Cowan, Nelly Forrester. **Not Present:** Jerry Herbes.

**Others in Attendance:** Andi Sexton (staff), Ron Brinton, Jim Van Duyn, Benny Ruda, Commission Chair Fred Warner Jr., Mike Ferguson, Commissioner Carl Stiff, Sandy Moore, Kay Markgraff.

Chairman Rowan called the meeting to order at 7:01 PM

**Approval of Minutes:** A motion was made by Dean Defrees and 2<sup>nd</sup> by Andy Barr to approve the minutes of April 2<sup>nd</sup> as corrected – spelling of Jim Van Duynn to Jim Van Duyn. Motion passed.

**Community Center Renovation:** Jim Van Duyn and Ron Brinton presented progress to-date on their proposal to renovate the existing Community Center. As with the March meeting, Jim gave an update on each of the items on his memorandum dated 3/5/2003. Tom Henley worked under the building, and the crawl space is not pleasant due to the wild cat's defecating – very strong ammonia and 4-6" of cat material. Could be a DEQ issue. Roof needs to be replaced. Eighty-foot clear span has significant value. Trusses are something to marvel at. Air Conditioning will be one of the menu items to be presented with their report. Propose 3 large cupolas to help with building ventilation. Forty foot minimum between CC building and proposed BMCC. If add 40' and it encroaches on Armory Site, will access for Emergency Vehicles be adequate. Kitchen: To serve 520 people = \$214,000. To serve 350 people = \$125,000. Kitchen costs include kitchen equipment, chairs, tables and flatware. Proposal will contain planning for full service kitchen, as well as costs for just minimal needs. Building proposed to have metal siding and metal roof, with glass windows similar to Natatorium. Cost estimates for a new building: \$800,000 - \$850,000 including kitchen to serve 520 people. Cost estimates for private contractor to renovate, with \$100,00 kitchen = \$450,000. Discussion followed regarding bottom line needed to renovate the building. Jim and Ron would like another 30 days to come back with hard figures and final report. Rob made the motion and Dean 2<sup>nd</sup> for the Board to give Jim and Ron another 30 days to come back with final report, with costs and results of a community survey regarding support of the renovation. Motion passed.

**Fred Warner, Jr. – Proposal to Share Maintenance Employee:** Fred shared with the board the County has a building facility employee targeted for layoff. He is very skilled, yet wages much higher than Paul's. Propose to share employee for one year – if Fair Board has construction/contracting work that could be done by an employee rather than contractor, could be a win win situation. Fred is not sure if employee would do janitorial work. If community center building project was to be approved, could act as general contractor. County is assuming Paul will be coming back in 1-2 months, this is not a proposal to replace him. Propose using Fair's Facilities Fund of \$25,000, if it benefits the construction project. Timeline

is May 15 for employee to be laid off. Rob said all of our contracting work is committed. No in house contracting work is available. Board in consensus not to share the employee. Ron thanked Fred for his proposal and said we look forward to any future opportunities that could be a win-win situation for everyone, but unfortunately the opportunity has passed at the new buildings site.

**Benny Ruda** was called upon to share his ideas regarding a Family Fun Night and the Team Sorting and Penning night for the 2003 Fair. Benny had called Andi and asked what the Board wanted for the 2003 Fair Year, and Andi asked him to attend the Board Meeting. He said the Thursday night event is a nice event for families. Easy to do, yet not a moneymaker for him. The Friday night event does take a lot of time for setup, and breakdown. Rob shared Ken McPheron's, of the Baker Elks, concerns about moving the Elk's panels. The Fair Committee will discuss the events and get back to Benny with their ideas for 2003.

**Wall of Memories:** Ron discussed the idea of having a Wall of Memories in the new Show Barn to house dedications and plaques as a legacy for the next generations, as well as fair posters. Ron talked with Gus Markgraff about putting together a show case with cabinets. Kay Markgraff asked the board to consider what the criteria would be for items to go into the case. The wall on the east side of the restroom would be where the case would go. A subcommittee of the Fair Committee, with Kay and Gus will determine the criteria.

**Tiny Jones** suggested to the board that the panels get put up as soon as possible since most folks have a break right before haying. The 4H Association will coordinate putting up the panels, and it will happen sometime in June, with most of the help being the 4H leaders and clubs.

**Sandy Moore** spoke on behalf of the Rough Riders 4H show May 24<sup>th</sup>. They would like the arena fee waived since it is a 4H event, and the money raised is for the club. Andy made the motion and Bob 2<sup>nd</sup> to waive the fees. Discussion followed. The motion was killed.

Allen moved to change the current policy to read that all 4H fundraisers will not be charged for usage, but they will reimburse the board for any costs incurred by the Fair Board. Dean 2<sup>nd</sup> the motion. The motion passed.

**Financial Report:** Andi updated the board on the financial reports that were mailed in the packets. She is concerned about our expenses and that we might not have \$30,000 to carry over. Andi is to talk with Christina on how to resolve budget issues.

**Manager's Report:** April report was mailed with packets. Discussion by board followed regarding reported messes left by renters, and usage of rooms in excess of what is documented in schedule book. No contracts exist between the Fair Board and the Church or AA. Andi is to enter into contracts with both entities. For AA, immediately. For the Church, effective July 1, 2003, to correspond with new fiscal year.

The board set the rates for the new buildings: \$150 for show barn, \$25 for kitchen, \$50 for barns. Electricity to be added to rental fees.

**New Construction Report:** Rob reported on the new buildings. The hood for the stove is too low, will be turned in for correct size. Cooke & Emily installed vents, which leaked. Wash racks are done. Sidewalk job awarded to Greg Brinton.

**Extension Building Issues:** Rob had the roof looked at. There are a number of potential leaks. Every screw is a possible leak. All of the screws need to be silicone. Around the vents, water ponds on the uphill side. The metal is all rusted. Sheet metal needs to go over it. The gutters are all full of crud. A plumber needs to snake the PCV pipe to get it to drain correctly – the reason why puddle formed in extension building through old heating system. Andi was given the go ahead to seek grants to update the Extension Building s that it is more conducive to holding meetings i.e., new linoleum, painting of walls, replacing ceiling panels after roof fixed. It was also recommended we should sit down with the County to get their feedback on the future usage of the Extension Building, meaning, benefit of refurbishing a building that is used extensively by the community, and life expectancy.

The meeting was adjourned by Ron Rowan at 9:00 P.M.

Respectfully submitted,



Andi Sexton  
Fair Grounds Manager