

Draft Minutes
Fairgrounds Advisory Committee
Thursday, March 1st, 2018

Convened: 3:05 p.m.

FAIRGROUNDS ADVISORY COMMITTEE MEMBERS:

Larry Pederson, Chair
Andy Duyck, Board of Commissioners
Gary Siedel, Fair Board President
Hal Ballard
Pamela Treece – absent

Carolyn McCormick
Steve Callaway, Hillsboro Mayor
Daniel Pierson
Stephen Nagy

STAFF:

Rob Massar, Assistant County Administrator
Leah Perkins-Hagele, Fair Complex Manager

Sia Lindstrom, Dep. County Administrator
Geoffrey Kavulya, Cap. Improvements
Project Manager, SS - Facilities

Janet Wells-Berg, CAO - AS II

GUESTS:

Steve Mileham and Gayle Sergeant, LRS Architects
Jeff Fitch, Scott Edwards Structural Engineer

1. Call to Order/Welcome: Chair Larry Pederson called the meeting to order at 3:05 p.m.

Chair Pederson welcomed everybody, and reminded the newer committee members of the determination of rules and responsibilities related to the Fairgrounds. The Fairgrounds Advisory Committee (FAC) has a very specific role with regard to the Fairgrounds. As a group, the FAC advises the County Board of Commissioners regarding capital projects related to the Fairgrounds and its facilities. There are a few designated positions on the committee, but the bulk of them are citizen volunteers that come from a wide range of interests and geographies within the county.

The FAC has no budgeting or expenditure authority; that resides with the County Board of Commissioners. They also do not control or influence fair operations; that is the responsibility of the Fair Board. For those interested, the Fair Board will be meeting here in the Cloverleaf Building next Wednesday, March 7th at 4:30 p.m. The FAC welcomes input regarding the Fairgrounds from citizens and/or groups, which should be offered in a constructive and civil manner. The speakers need to be observant of the rules and timelines shown on the agenda.

Chair Pederson said that normally the election of new officers takes place at the first meeting of each new calendar year. However, because of today's full agenda, he requested that be done at the next meeting instead. Committee members are in agreement with that.

2. Public Comment I:

Eight people came up to the table to testify, as follows:

Jessica Lincoln, Dylan Straughan, Natalie Ally, Jan Harr, Kendra Casper, Brian Van Dyke, Judy Mueller, and Chuck Straughan.

3. Event Center Update:

Rob Massar said the FAC last met in March, 2017, at which point they endorsed the Conceptual Plan for the Events Center. Since that time staff has gone through schematic design work, and has just finished the design development phase; LRS Architects will be presenting those images shortly. The next step will be to update the cost estimates, using the design development, to ascertain whether there needs to be any tweaking. Following that, the next phase will be the construction drawings, which are expected to be completed later this spring so that the bidding process can begin.

Rob Massar talked about the funding plan, and the two main partners; the City of Hillsboro and the Washington County Visitors' Association (WCVA). There is an IGA in place with the City for \$8 million, which will be applied towards enhancements of the facility. The WCVA has pledged \$1 million towards the project.

Steve Mileham and Gail Sergeant from LRS Architects presented design renderings, including aerial views. Steve said a lot of work has gone into this during the last year, and that every step they have taken along the way has really improved the project tremendously. There will be parking lots to the north and south sides of the building because of the anticipated traffic coming from both directions. Queuing lanes have been worked into the plan, and there will be paid parking on both sides. The parking areas in the rendering don't show any trees or light fixtures because those areas could also be used for potential outside activities during fair time or other times of the year.

Gail Sergeant said the new parking lot on the north side will use the existing driveway for the current parking on the south.

Steve Mileham said the largest piece of the Expo Hall will have a 30' high clear ceiling, and about 42,000 square feet. The lower roof form, known as a butterfly roof, will be more of a conference wing and lobby space. The inspiration for the building was aviation (being so close to the Hillsboro Airport) and the mountains and valleys that can be seen in the vistas beyond the building. Between the building and the roundabout there will be a plaza area used for outdoor activities, and to welcome people coming from the light rail station.

The renderings showed where the meeting room facilities will be, and also the restrooms and concession stands. Behind that area there will be gallery space that will lead out to the west entry of the building towards the inside of the fairgrounds. The high volume above that will be

the Expo Hall. A lot of local, durable materials like glass, wood and concrete, will be used in the construction. The plaza will have benches throughout, and the concrete stamping will pay homage to the first plank road that led from Portland all the way out to Hillsboro. There will be a lot of open space with galleries continuing down into both pieces.

Gail Sergeant said the plaza concrete will extend all the way down to the north parking lot. There will be another entry on the north end of the building, which will lead into the fairgrounds office and into the circulation space and gallery on the east side. That has been repeated on the outside so that the walkway off of the main sidewalk continued to wind up to the north. There will be charging stations, an ATM machine, a loading dock, a mechanical area, and a catering kitchen for the facility. The county has committed to 1.5% of the budget going towards alternate energy sources and 11,000 sq. ft. of solar roof panels has been selected. The outdoor plaza will also serve as the area for fire access. The light fixtures will continue with the aviation-style theme, and the entire facility will be LED fixtures.

Steve Mileham talked about a feature wall in the lobby space, which will be visible from both the outside and the inside. It will consist of a digital screen array with changing scenes. The warm wood wall will double as an acoustic absorption for that space. There will be a structural cross-laminated timber ceiling in that area which will serve a dual purpose.

The conference room will be as large and as multi-purpose as possible, with three visible partitions to be used as needed. It will also be used as an overflow space from the exhibit hall so that larger shows could be held there. The conference room will be about 11,200 sq. ft., and the exhibit hall will be 40,000 sq. ft.

Further down the south gallery (heading towards the inside of the Fairgrounds) was the second entrance of the Expo Hall, with a third one further down beyond, using the same type of materials and treatment there. The current booths count in the hall was at 208, and they will measure 10' x 10'. It will be a large, very accessible, multi-functional type space. There will be an operable partition there to divide it into two spaces.

Daniel Pierson asked about the dollar amount that has been allocated for alternate energy sources. Gayle Sergeant said they chose the best and the most effective way to use the amount of money that has been allocated for that, which gave 11,000 sq. ft. of solar roof panels.

Daniel Pierson asked if there was any chance that the solar roof panels could be leased from the vendor, instead of purchased, as there may be a better rate of return that way.

Rob Massar said he thought that was a good suggestion and that staff will look into that. Rob also noted that the facility will be available and open for use during the County Fair for the fairtime activities.

Hal Ballard asked if some bike racks could also be included on the south side of the center.

Gary Siedel asked if the Arena will be relocated to another part of the area.

Leah said the plan was to relocate it, they just didn't know exactly where it will go at this point in time.

3. Port of Portland/Hillsboro Airport Update:

Stephen Nagy said the Port of Portland is on year one of a two-year process of updating their Facility Plan for the Hillsboro Airport. They have looked at the need in the community for aviation, the role of the Airport, what the forecast is going forward, and made some assumptions based on that. Next they will be looking at concepts for the future of the airport and the facility.

The Port has an 18-person Planning Advisory Committee, made up of citizens, the City of Hillsboro, Washington County, and other interested businesses and stakeholders. They have consultants that are helping with some of the background and analysis, and has found the role for the Airport, for the next ten years, was essentially the same as it was today. It is an airport that supports business aviation, recreation, and flight training. There has been some concerns and interest about a commercial air service to and from Hillsboro. However, the market does not support that in the next ten years, so there are no current plans to do it. The Committee asked the Port to ensure that any new buildings that come in are scalable in size in order to accommodate any possible future expansion of the airport.

The next Planning Advisory Committee meeting will be held at the main Hillsboro Library on Brookwood Parkway, on Wednesday, March 21st. They will be looking at a range of alternatives for how things will develop on both the north side of the airport and on the south side. At their last meeting they looked at everything on a macro scale. Currently the terminal facilities are on the south side of the airport, most of the business aviation is on the west side, and the flight training is on both the north and the south sides of the airport. They looked at, in block areas, where those facilities should develop. The Committee has been asked to look at what seismic preparations are in place at the facilities, and what improvements needed to be made. Issues like clean water and air, and noise associated with the airport, are of concern and will always be ongoing. There may be some potential in future for commercial air service, but not in the foreseeable future. If it happens, it will probably serve a smaller, close by airport like Seattle. There continues to be about a 1% growth overall at the airport – an industry standard.

There are no issues with the airfield – the run ways and the taxi ways, etc. There may be some other improvements done at the airport like improvements to the instrumentation that will allow pilots to land in bad weather. The terminal building will need replacing soon, the on-site parking needs to be improved, and the main buildings need seismic upgrades.

Referring to the presentation slide, Stephen said the areas shown in purple showed facilities that will be there for the next 10-20 years. The blue areas showed where new or redevelopment was possible, including along the Cornell Road corridor. The pink areas showed things that are not connected with aviation but which could develop over time. Examples of that are the three shopping center areas that are owned by the Airport.

Stephen said they are working closely with Rob Massar, and other county staff, as they moved forward with the Event Center. They will plan their facilities to be complimentary to, and not in conflict with, each other.

3. Scott Edwards Architecture Facility Assessment:

Sia Lindstrom said it is clear how much everybody loves and cares about the Fairgrounds and its buildings. She appreciated the audience today, and the Committee and the Board of Commissions will appreciate hearing that also. She reminded the audience that they could also mail in any testimony/feedback they may have.

The last structural assessment at the Fairgrounds was done in March, 2009 so it was time to do that again. Over the last several months, staff has become increasingly concerned about the Sheep Barn building in particular. Findings from the structural engineer are particularly strong about the main Exhibit Hall, prompting staff to move quickly on it for safety reasons. They are working as quickly and as diligently as possible to figure out a path forward from here. The risk of the current buildings has to be taken into consideration first. At the same time, staff was trying to figure out what the future will look like for those buildings. The Structural Engineer, Jeff Fitch, is here today as a resource to answer any questions.

Leah Perkins-Hagele said she emailed out the Executive Summary, and she hopes it has been reviewed by the Committee. The summary outlined the process, the criteria and the codes, but the conclusions are more of interest. She said staff was very surprised to hear that the main Exhibit Hall represented a severe life safety hazard due to significant structural deficiencies, and the recommendation to no longer use that building. That was taken very seriously, and a meeting was quickly convened to discuss it. A decision was made to no longer allow the public into the buildings mentioned due to safety issues, and customers have been notified about the news.

The Cloverleaf building is in relatively good shape, with the exception of some unreinforced masonry at the back of the building where the kitchen and restrooms are. This is a seismic deficiency and not a structural one.

The Poultry Barn, and the two 4-H Barns next to it, are in relatively good shape also, and has a lot of life left in them. There was a short list of things that the consultants will like the county to upgrade, and they will be budgeted for in the next fiscal year.

The Show Ring and the Auction Rings are also in good condition.

The Goat Barn was in fair condition; there are some repairs recommended which the Fair Maintenance staff was currently taking care of.

The Sheep Barn building was found to be in very poor condition and represents a severe hazard to occupants due to structural and seismic deficiencies. Significant repairs will be needed on that building before further use, which will be very expensive. The building has reached the end of its useful life, and removal and replacement is recommended.

The two Dairy Barns, the east one including the Milking Parlor, are generally in good shape and only needed minor upgrades. However, the Milking Parlor itself represented a severe life safety hazard because it was built with unreinforced CMU block.

The restroom building, near to where the livestock are located during the Fair, is also an unreinforced CMU and poses a severe life safety hazard to the public. The recommendation is to either repair or replace that building.

Friendship Square, a picnic type shelter, is generally in good shape, but will need its roof repaired or replaced in the future.

There is a lot of pavement and asphalt on the fairgrounds site including the parking lots, which was installed over forty years ago, which is failing in many areas. Staff needs to come up with a plan to replace that in the near future.

Carolyn McCormick asked what a visual inspection meant.

The Structural Engineer, Jeff Fitch, said it meant they has visually observed it but hasn't done any physical testing.

Leah Perkins-Hagele said that, in 2008, a thorough analysis, including physical testing, of the main Exhibit Hall was done. That included digging down to the foundation, driving into the blocks, and getting up in the rafters.

Hal Ballard asked if it will be feasible to do anything more than a visual inspection.

Jeff Fitch said their recommendations in their report will still stand, and that their experience was enough to justify those recommendations.

Mayor Callaway said that the buildings have been noted as structurally deficient, and asked how that affected the availability of insurance and liability on the part of the county.

Sia Lindstrom said the county's Risk Management Dept. has been very involved in these conversations. Because of the strength of the recommendation coming from a Structural Engineer, the risk was definitely there, and something had to be done about it. She reminded everybody that the county is self-insured.

Stephen Nagy asked Jeff Fitch what exactly was not in compliance with code or was structurally deficient, versus things that are seismically vulnerable. He asked for an explanation of the prioritization between those two.

Jeff Fitch said there are two structural systems – vertical and lateral, and all buildings are evaluated based on those two systems, including all the ones here at the Fairgrounds. They found that roof rafters in the main Exhibit Hall and the Goat Barn are anywhere from 2-4 times overstressed under a design dead load (just sitting in place) only. If there was snow on them the overstressing will be almost doubled. Some ridge beams in the main Exhibit Hall are 18 times overstressed under full design loads, and eight times overstressed based on just a dead load sitting there under its own loading condition. They looked at the spans and size of the members, and the amount of tributary area that they took, and evaluated that based on reasonable load experience. They also put calculations together to verify.

Chair Pederson reminded everybody that the Executive Summary recommended no occupancy of the building; it wasn't just a recommendation based on observation. He asked Jeff Fitch what has changed between 2009 and 2018, and pointed out that it was the same design. Jeff responded that it was largely due to misunderstanding of their report in 2009 because nothing has really changed since then in respect to the condition of the buildings, and their recommendations are the same then as they are now. It just wasn't conveyed in as strong a voice as it was being now. The concept of seismic not being structural has been thrown out there a lot recently, but seismic is a structural system – it is the lateral system of the building. It is a significant problem and, if there was a seismic event, the Exhibit Hall is very likely to come down in its entirety.

Leah Perkins-Hagele referred to the memo, and said staff has put together some options to consider, and a possible timeline.

Removal of Main Exhibit Hall:

She said the main Exhibit Hall was slated to be removed in a couple of years anyway as part of the new Event Center. It is a condition required by the City of Hillsboro to remove that building before the Event Center occupancy. If approved by the Board, staff will work quickly with the Purchasing Dept. to solicit bids for demolition prior to the outdoor rental season starting on June 1st. The County Fair follows, and having that building shuttered and fenced off will really be detrimental to the Fair.

An option for displaced vendors could be to be to locate them outside in the exact same area in tents. The carnival will therefore gain some space also. One of the options for the 4-H exhibitors will be to move them to this building (Cloverleaf) where they used to be located many years ago. The 4-H organization has asked if a tent could be rented and placed in the adjacent grass area, and that is an option that could be discussed with the Fair Board. Another option is to leave the main Exhibit Hall building in place, put up a temporary perimeter and wait for two years until it has to be torn down anyway. A third option is to repair it, but that

will be very substantial in cost and will take time to complete. Staff didn't think that made much sense financially.

Carolyn McCormick pointed out that it wasn't a surprise to staff that the main Exhibit Hall will be removed anyway in two years' time. Leah said it was a surprise to hear that it has to be shut down for safety at this moment.

Removal of Sheep Barn structure:

There are a couple of options here, one of them being removal. If that was chosen, demolition of the structure will need to be done prior to the Horse Fair that is scheduled for late June this year, as that space will be needed to house the livestock and horses during the Fair. Leaving that building there will pose a significant problem for the Fair. If it was removed the site will be improved with fill dirt and the electrical and water connections will be updated. There could also be a temporary tent structure go in to house the horses during the Horse Fair, and to house the cattle during the County Fair.

The other option is to repair or replace the structure; the estimate for repair was about \$340,000, and \$680,000 to replace it. From previous experience, temporary tent structures are a more cost-effective solution.

Hal Ballard asked how long the temporary tent structure will be in place for. Leah said they did not know that at this time.

Removal of the Milk Parlor:

This building is a small one, only about 12' x 12', but is still considered a severe life safety hazard. Leah said she has met with some dairy cattle folks who used that facility during the Fair, and staff will be working with them and the structural engineer regarding the possibility of inexpensively shoring that building up on a temporary basis for this year's Fair. If that isn't possible, portable milk machines could be rented or purchased.

Gary Seidel said he liked the idea of shoring up the Milk Parlor, and asked whether that could be done for the Sheep Barn also to get through this year's Fair season.

Jeff Fitch said that could be done but a lot of money will be spent doing that – around \$150,000 or more.

Removal of the Restroom building:

Leah Perkins-Hagele said this topic has been discussed in the past at an FAC meeting. Several years ago the FAC recommended removing this building, but it was never done. The showers were decommissioned at that time, but the building was left standing. To repair this building will cost about \$80,000, which is just for structural reasons and still won't be ADA-compliant. To replace it the cost will be about \$280,000. Other options are renting either portable restroom trailers or port-a-potties.

Carolyn McCormick asked if the FAC needed to take any action on its restroom closure recommendation again as it has been at least two years now.

Sia Lindstrom said the next step will be for the Board of Commissioners to take action on this as part of the entire Fairgrounds package to them.

Carolyn McCormick asked how many barns there currently are. She was told there are currently seven permanent barns.

Sia Lindstrom referred to the Fairgrounds Master Plan from 2008. The plan then was to put out a levy to the voters to fund it but, unfortunately, the voters turned that down three times. Since then staff has struggled with how to provide financial support. That Master Plan now needed to be updated in light of the current context and realities, and the current financial resources available. It will likely be a much more incremental plan than the kind that was envisioned back in 2008.

Chair Duyck said when they began the discussion about the Master Plan, the big issue is there is not a revenue source to pay for replacement or upgrades of the buildings. As part of that plan, the centerpiece was going to be the Event Center because it was supposed to be a revenue generator to enable some of the other buildings to be upgraded. Part of the funds for the new center came from the City of Hillsboro and the Washington County Visitors' Association, and not from the county's General Fund. He thanked Mayor Calloway and Carolyn McCormick for that financial support.

Daniel Pierson asked about the difference in timing for the building demolitions.

Leah Perkins-Hagele said there won't be enough time to remove the Restroom building before the Fair, so that will be shuttered and install temporary bathrooms in that area. They need to focus on the other buildings that are in the way for the staging of the Fair. The Restroom building will be demolished by the County's maintenance staff after the Fair.

Stephen Nagy asked about the different wording between the "no occupancy" wording between the main Exhibit Hall and the Sheep Barn.

Jeff Fitch said the Sheep Barn wasn't nearly as seismically problematic, and was more a vertical concern. High wind events could lead to the Sheep Barn coming down.

Stephen Nagy said that the Structural Engineer has identified both significant structural and seismic design deficiencies. Of those two, he asked what the greatest concern for occupancy was. He was told they are the same structural issues.

Public Comment II:

Five people came up to the table to testify, as follows: Barbara Neily, Scott Russell, Boomer, Tom Black, and Glenda Dryden.

6. Proposed Action: Recommendations to the Board of Commissioners:

Chair Pederson said the plan was to proceed with this item building by building; staff recommendation will be obtained, there will be a brief discussion, then the FAC will make a determination on the recommendations to the Board of Commissioners.

a) Main Exhibit Hall –

Leah Perkins-Hagele recommended the removal of this building.

No questions or comments from the FAC. This recommendation was agreed upon.

b) Sheep Barns –

Leah Perkins-Hagele recommended the removal of this facility.

Carolyn McCormick said she was in favor of this removal as long as there was a plan to replace it.

Leah Perkins-Hagele said there was no current plan to replace it.

Chair Duyck agreed with Carolyn about having a plan. He said this committee was in charge of the facilities plan for the entire Fair Complex. He recommended that the FAC come back at a future date to do another phase of the Master Plan. It needs to be more holistic than just one part.

Stephen Nagy agreed with that. He also said he understood the reasons for the closure of the main Exhibit Hall, but the Sheep Barns and the Milking Parlor have limited uses associated with the Fair. He wondered whether there was some type of limited life expectancy extension until other facilities could be identified or come online, to get through this year's Fair.

Sia Lindstrom said the issue was how much sense it made to invest in the Sheep Barns in the short term. A more in-depth analysis will have to be done to figure out what it will take to make it structurally sound enough to address the safety issues in time for this year's Fair. The report called out for a longer-term repair at a cost of \$340,000.

Gary Siedel said that there won't be any snow, and maybe no strong winds, during the Fair in late July. He therefore recommended temporary fixes on the Sheep Barns, the Milk Parlor and the Restrooms, to keep them up this fair season.

Chair Pederson said he thought he heard a consensus from the committee that, before the Sheep Barns are torn down, an evaluation be done for a very short-term, very cost-

effective, fix to get through the 2018 Fair, and to allow for options to be evaluated moving forward.

Stephen Nagy said he agreed with that.

Sia Lindstrom said the Board of Commissioners will make the ultimate decision about the amount of resources to put into the buildings, but the issue right now is time. Staff will work as quickly as possible with Scott Edwards Structure Engineers, and the county's Risk Management Department, and will get back to the FAC.

Chair Pederson suggested tabling the conversation on the building removals until more information was obtained on the potential for a short-term fix that could make it usable. He recommended taking the Sheep Barns out of the conversation for now. The audience reminded him that all conversations about that be needed to be kept transparent.

Sia Lindstrom reminded that the Board of Commissioners will discuss this issue next Tuesday at their Board meeting to figure out a procedure.

c) Milk Parlor –

Chair Pederson reiterated what he has heard, and asked for a consensus from the committee for this recommendation. There was agreement from the committee to do an evaluation for making a temporary fix, as cost-effectively as possible, on this building before the start of the Fair, before a final recommendation was made.

d) Restrooms in Livestock Area -

Leah Perkins-Hagele recommended the removal of this facility, just like the FAC approved a few years ago.

Gary Siedel recommended keeping the Restrooms open, in their current condition, as well as having the port-a-potties on site.

Stephen Nagy suggested that those two items (the fixing of the Sheep Barns and the Restroom building) be prioritized for further discussion. Everybody agreed that the Sheep Barns should have priority over the Restrooms building.

Sia Lindstrom said it sounded like that, for safety reasons, the Restrooms will need to be augmented before use, and the Structural Engineer should provide costs for the necessary repairs, for consideration.

Leah Perkins-Hagele said the water and sewer connections will be staying.

Gary Siedel motioned that the committee work with the Structural Engineer to try to fix up these two buildings, as cost-effectively as possible, and to keep them open for this year's Fair.

The order of priority should be the Sheep Barns, the Milk Parlor, and then the Restrooms. The main Exhibit Hall needs to be torn down.

Chair Pederson asked for any comments on the motion.

Chair Duyck said he will be voting for this motion to move this issue forward today, but he has some severe concerns about keeping the Sheep Barns open. He said they have been standing in water for years, and they could be rotted off under the ground and, if you looked up, you could see the sky through the tin roof. The rain has been coming through for years. Those things are difficult for an Engineer to ascertain unless they did core samples. He believed that good money will be thrown after bad in trying to fix this building at this point in time. They will be ill-advised to do that. He agreed with Carolyn that a plan was needed to move forward with this in the future.

7. Wrap up and next steps:

Chair Pederson asked for a final motion from the committee; Gary Siedel made the motion and it was seconded by Hal Ballard. All are in agreement and the motion passed.

Adjourn – With no further business before the Committee, Chair Pedersen adjourned the meeting at 5:25pm pm.

Leah Perkins-Hagele
Fair Complex Manager

Larry Pederson
Committee Chair