

## **OCF LUMP committee meeting Feb. 9, 2021. 6:30 – 8:30 PM on line only**

Anna Scott & Dennis Todd (facilitators), Jain Elliott (scribe), Steve Wisnovsky, Shane Harvey (site & facilities manager), Anthony (AJ) Jackson (BoD), DJ Bennett-Rogers, Ann Bennett-Rogers, Sandra Bauer (BoD), Jon Silvermoon, Sue Theolass, (BoD) Cynthia Peachey (BoD LUMP liaison), Thom Barr, Robert Albano, Colleen Bauman (BoD), Paxton Hoag (BoD LUMP liaison)

Announcements: Anna acknowledges the land we're on is the traditional homeland of the Kalapuya.

Discuss formation of Fixed Asset Policy and Priorities committee (moved to here in the agenda from Old Business)

Sandra says the plan for the fixed assets committee came to life during the pandemic. What should we do with some of our properties such as the office in town, which has been empty for a year? We don't have a good process for investigating that and coming together with something that we can take to the board. Hilary supported the idea and helped to form a stronger version. Talked to Dennis in late December to check for conflict with LUMP. He was positive, thought it was a great idea, and was going to talk to the rest of the committee, so we brought it to the Board as new business in January. The idea was to create policy and priorities around the use of our fixed assets. We have a list of them that we use for taxes, including vehicles and buildings and the winery. What is our best use of the winery? Parking? The board has a fiduciary responsibility to make sure that our assets are used in support of our vision and long range goals. This is a niche that hasn't been filled. The fixed assets committee will be complementary at different times with other committees, LUMP being one of the main ones. Want to have liaisons from different relevant committees, the way Path Planning does. Plan to be very deliberate about recruiting for different skill sets to be represented on the committee, such as engineering and land use experience.

AJ says we want to get the folks with the skills we'll need to get this committee off the ground. We want to get experts in with the information to start it in the right direction. George was initially going to be working with Sandra, but he stepped out and AJ stepped in. His skills include organization and creating new committees, things he's done in his work and in volunteering.

Anna reads the motion to us. The final version says this committee is provisional until the March meeting.

Bobbi Jo's concerned about overlap and mission creep, to long range financial planning for instance. Might be better if it were a task force to coordinate with committees already doing the work. We do have a process, it's just that at the Fair we take years to complete our plans.

Thom asks, is it the mission of this group to create policy? If so in what sense is this a committee? Why isn't it a task force or an ad hoc sub-committee, that establishes policy and then hands it off to the board? It's not really great to take years to get anything done. When we create this committee, does it have a time frame, and will there be something concrete that comes out of it in the end? (in chat, Thom added: "Management does operations. The board sets policy. An ever changing policy is no policy at all. It would be unfortunate for this board led committee to find itself engaged in operations. A positive conversation would involve the board stating what sort of policy they seek and the hope that such a policy would actually be created. If it is felt that operations needs help perhaps we need more staff.")

AJ says he sees the committee as similar to the diversity committee. We will always have assets that we need to maintain. It is not the case that we're looking to sell property. We're looking at all of our assets to make sure that we know where they are and that they're being used appropriately. See this as a team effort with other committees. We want to set policy to stay on top of things.

Sandra wants to remind us she did check in with Dennis in December.

Ann says she's concerned about this committee and the lack of involvement of Shane and operations. She was on the board when the winery was purchased, and although there was supposed to be a working assembly on the

winery, the whole thing was dropped. She's spent time working on the uses and issues with the winery, and it would be nice if this moved forward. There is a lack of familiarity with land use and regulations that the staff are skilled in. Hopes the compost facility will be placed at the winery. People stumbled on moving forward with that decision because of a lack of knowledge. They got hung up on animal parts in compost as animal compost facilities require a different type of facilities and DEQ participation. Animal parts means numerous whole dead animals, not half a hamburger. Spent a year researching this and other land use issues with staff and recycling volunteers. Dennis has measured buildings and knows the square footage of the buildings. It was very hard to work/volunteer on any of this with the staff on furlough. Shane has developed alternatives including looking at everything from re-establishing a vineyard to just using it for parking. Operations has been stuck while Shane was furloughed. It's difficult to do this stuff without the people who've actually been out there. We have a lot of important information. There are limitations to what we can do in terms of archeology, listed sensitive plants, and land zoning. The site & facilities manager knows a lot of these land use issues. Not everyone knows the limits. Recycling people and Shane and LUMPers know these things, and when you say you're going to bring in experts, you're not even looking at the expertise that's already here.

DJ's biggest concern at this point is that the entire project was put together while the site & facilities manager was on furlough. Doesn't think it's appropriate for the board to create a committee and then put themselves on it as the chairs.

AJ says when he said we were going to look for experts, he meant it was you guys. Not just this committee, but the folks in our organization that are the experts. If the problem has been in getting policy made and getting to the board, that's going to be our focus, getting things done in a team effort, bringing the work you've been doing, the questions you need to be addressed, to the right places so you don't feel like we're lagging on things.

Jon says we formed a community center committee a number of years ago. Part of that process was working with LUMP to site the center. So this fixed assets committee, if it had been in existence then, what role would it have had in siting the community center? Sandra says she doesn't know. We're in the very beginning stages of setting this up. AJ says we're looking at the existing assets we currently have. Jon wants to know what particular policies are lacking that this committee would do? AJ says we have vehicles that aren't being used, that are being stored in places that they're not being cared for. So how can we find safe harbor for our vehicles? Sandra says another thing we need to consider is our storage needs. What's the best use of the building on the winery property? Storage? Events? Should we rent out the top floor of the office building? It isn't anybody's job to work on those things, so they don't really get done very well. Can we rent out Alice's? Not having a diverse income stream has been very challenging during this time that we never thought was coming.

Robert Albano says the LUMP manual starts with biological info, then moves into human use info, then operational info, getting into fixed assets, then recycling, which is a combination of human use and recommendations to the board on how to manage all of that. What's missing from that is highest and best use of buildings. We've just started to work on that, as Ann has pointed out, work on the winery is in progress.

Paxton wants to echo some of what Robert said. Some of this is operational. We've been discussing what committees are operational and what committees are board committees. This one might be both. The problem has been that this has been an ED thing. When we don't have an ED it's been hard to make decisions. It needs to be split up somehow. Paxton voted against this motion because of the way it was structured. Until now the board has called for members to apply to be on committees, rather than the way this one was set up. Are we looking for experts from outside the Fair? He views that as a policy change. Now understands that we're looking for Fair Family. 3 years to get anything done is inherent in how we're structured. It takes a long time to explain things and get buy in. Willing to give this committee a chance.

Colleen thinks this has been a valuable discussion. Committee hasn't met yet. As co-chair of path planning, we're very used to collaboration. Works very well, so doesn't fear that at all. System of liaisons has worked very well. Spoke to Shane about this the day he came back from furlough, saw the role as an advocacy role. This

should help him do his job. Sees this as a place he can get the support he needs. The two board members are liaisons, not chairs of the committee. Having committees work with staff, can provide a sounding board as well as cover.

Ann talked about her frustration in the past—this committee should help get action on things that have weighed on staff and volunteers. This is an opportunity to remedy and support efforts that we've been struggling with.

Dennis on committee formation—in both LUMP and Path Planning board members have supported and participated in forming committees. This is the same—board members put together a team, and team self-assembled. Facilities committee should be a standing committee that continues because conditions change. LUMP met weekly at first while the manual was being written, this committee will have more to do right away. Dennis is sorry he didn't let us know last month that he had already talked with Sandra, but now that he sees how diverse the concerns are, realizes that he could not have assuaged them all if he had been able to do that.

Shane says we're all learning how to move from an operations to a governance board. Thinks there are benefits to this committee, concerned about some of the language that's been used today. Thinks that if things go well with this committee, we should have an opportunity to have storage facility on site. To have a committee who have vetted information with him will probably be very beneficial. To remain positive, and learn where our lanes are, will probably be positive.

Colleen agrees with Shane—this committee will not do oversight of any staff. Advocacy for programs, looking at assets, not at our employees. ED supervises our staff.

AJ wants to second what Colleen said. Part of this is working with our ED (or, currently, our interim.)

Anna says we'll commit to better communications, we'll try to remember to read the minutes, we'll try to get better internet. Dennis wants to thank all the board members who came tonight.

Approval of January minutes: Dennis sent them out right away after that meeting, and no one complained, so he assumed they were OK. Approved by acclamation.

Public comments: Peaches thinks we had a great discussion. Feels hopeful. New to being one of our board liaisons—wants to know if she has a vote. Dennis—everyone who's at the meetings gets a say. We work by consensus, so anyone with a concern gets to speak up.

Staff reports: Shane got back January 17<sup>th</sup>, has been busy. Putting together a package, will present to the board on the winery. Site flooded 3 times, river & path erosion, booth damage. Will reach out & put together work parties as soon as we can get in. Some of the riverbank maples take a lot of bank in when they fall into the river. Remedy is to plant shrubbery rather than larger trees. Bank is undercut at Chela Mela, may be difficult to get into back camping area. Nirvana has an alder partially in and partially out of the river. Gully in back of Du Caniveaux will be hard to get into. Pruned at Alice's last weekend with the Beaver Open folks. Work parties will be organized in the middle of March, scheduled every weekend into the summer, so we'll be prepared to come back for our next event. Been working with a state senator to secure the NCU, hope to have information back by mid April. The Lane County part of it was secured last year, hope to do the State part of this year and be protected for years to come.

Thom doesn't think we'll have an event in July, but we would be hard pressed to get a compost slab done in time for a summer event. Even a scaled back event in the winery—how can we handle the waste? Would it be worth it to have a slab for that? Shane will be in touch with Thom about that. Bobbi Jo thinks we should assume it's too late for July right now.

BoD liaison report: Paxton says we've directed staff and management to plan a fall harvest festival, possibly with a haunted house & corn maze at the winery. Virtual Fair will be happening this summer. Community Village will

be involved. All our employees are back, all on limited hours.

#### Subcommittee and homework reports

Green Zone documents update (Glenn, Bobbi Jo, Paxton) Paxton has looked at them, agrees with Bobbi Jo that the application needs to be friendlier. Working on a message to the committee. Bobbi Jo will get to polishing that up. Anna: don't make me throw y'al into a breakout room to try to fix this.

Grey water funding options (Jon, Anna, Dennis) Jon just emailed the committee the private foundations he found with their websites. Most of the applications will be in the fall.

Carbon sequestration research outreach (Anna, Sallie, Glenn, Ann) Anna has reached out to PhD candidates at UO, and found documentation on carbon sequestration in Veneta. Very excited. Dennis has found a lot of interesting scientific material. Common sense doesn't always predict what's real: planting trees on grassland actually reduces sequestration. Ann knew this (because of Nebraska). Plans to outreach to Andy Gray.

Education outreach info (Robert, Anna, Ann) Ann loved the young reader's edition of Rachel Carson's *The Sea Around Us*.

#### Old business

Review upland forest plan—Dennis--on going project. Adding winery info—acreage, stand info, should we include tree density? Ann knows how to do this. Anna sees crossover to education and outreach—Ann could transfer her knowledge to kids who have a lot of rain gear and energy. Yes to tree density. Shane has a Spencer tape. Robert thinks carbon sequestration should be added to other areas. Thom produced 27 tons of compost in 2019; more than 40 tons of soil comes into the Fair from compost every year.

Review LUMP manual for SUP information (Paxton, DJ, Jon S.) DJ got the archeology section updated and submitted it this morning. Did look for SUP info, did not find it in any of the sections. Couldn't find zone maps. Paxton has them, and hopes to get to it this week.

Add info on emerald ash borer to LUMP manual Dennis said we put it in the guidelines a couple of years ago, now need to get it into the Lump manual. Also add other invasive insects such as murder hornets. Anna has another wonderful graduate student who's written to her and to Dennis, hopes to pull that person in.

Review work plan: Dennis says we have a lot of carryover into next month. So next month will look a lot like this month. Anna will work with Dennis to reprioritize. Paxton wonders if we need to put the winery on the work plan, since we might be using it this fall. Shane hopes to know more by next week.

Ongoing homework that was due this month and didn't get done is now due next month. Dennis will draft information on the emerald ash borer and other invasive insects for the LUMP manual. Ann will reach out to the person who was going to do the coloring book last year to see if we can have a carbon sequestration coloring book.

Next meeting March 9, 6:30 to 8:30