

## **OCF LUMP committee meeting May 10. 6:00 – 8:00 PM on line only**

Dennis Todd & Anna Scott (co-facilitators), Jain Elliott (scribe), Ruby Christina Bauske (Fixed Assets), Steve Wisnovsky, Robert Albano, David Hoffman, Cynthia Peachey (Peaches), Thom Barr, Sierra McComas, Diane Albino, Bobbi Jo Newton

Public comments (Ruby on Outer Limits campground study) Camping has been crowded at the Fair, but we also need this property for parking. We're looking at the area behind the main winery building, north of the old vintner's house which is slated for demolition, and along the road as far as possibly the gate to the property. It's a nice wooded area. About the Fixed Assets Committee—our goal to provide oversight on OCF land and property. Committee members are AJ, Sandra, Kevin Levy, Craig Smith, & Ruby. There are subcommittees on residences, storage (short & long term), and alternate uses of Outer Limits. We started by building a campground case—what would make it viable for the Fair to not lose money? The property has had issues of neglect of the natural environment--lots of poison oak, lots of work to do. We walked the property, came up with using the winery as campground center & shuttle stop. Camping would be for Fair family without camping passes as well as public. Transport would be by dedicated shuttle through Fair property rather than on 126, for minimal impact on neighbors. The current parking area would be maintained. We looked at a flexible model with different estimates based on numbers of campers, based costs on neighboring campsites. Heather Kent from what's now GnomeWood helped a lot. RV camping would be part of it, as a subset of total campers. Income would be from camping, parking, showers. Start-up costs will be prep, materials, technology. Numbers vary over the number of campers we plan for—100, 200, 1000 (unlikely.) Recurring expenses each year: supplies, sanitation, showers, vehicles for the shuttle, cost of goods for sale, staffing. Breakeven would be between 300 & 400. ElfenWood had about that many. Year two would have fewer start up costs. Would have to consider impact of compost building on campers. Also durable operations are moving to winery building—impact of that. Also septic system at winery building has severe blockages—need to repair and may need to expand. Campers would be using porta-potties, but kitchen & toilet in that building will need a septic system, as would using the building to wash durable cutlery. Sierra says there is sludge in the drainfield and roots in the pipes. Adding to that load would not be a viable option unless we have the drainfield and pipes replaced, which would be an exorbitant expense—maybe \$30 to \$50,000. David asks about grapevines—Ruby says they aren't in the camping area. Sierra says vines have root aphids so they will be taken out to make space for the compost building. Robert says transportation on vehicles from far away is very bumpy—depending on one's orthopedic situation it can be unsafe. Riders should be warned; Robert preferred walking. Diane asks about shuttles—how large, how many? Unbanded campers would not be going into the Fair at night? Ruby says shuttles are an implementation detail—didn't determine how many yet. Public campgrounds deal with bandedness all the time. Would have to go through Fair security at gates to get in after hours. Peaches asks about emergency response—Whitebird? 911? Ruby says we will need medical, fire, security services. Will have to be permitted and subject to county rules to run it. Crews for fire, traffic, Whitebird, operations, would all be involved very early in the plan once the board decides whether to go ahead and do this. Will not happen in 2022. There will be a long enough runway to incorporate all crews involved. Peaches—2023? Ruby—did not determine that. Diane wonders about the proposed campus on the winery property with permaculture gardens and demonstrating ways to live with climate change that we talked about getting grants for since we're an educational organization. Ruby—that does fit into the Fair mission, we have discussed that and other ideas as well as compost, durables, and camping. Everyone is welcome to our meetings. Our work plan is at the .net site. Meetings after Fair will be a good place for folks to come advocate for ideas. Sierra—are numbers used based on trash receptacles and portapotty numbers from Lane County? Also

would crews want to work a mile and a half out from the Fair? Ruby—new radio system will have much better reception. Do need to look at how this will be staffed, and at our ability to fulfill the temporary campground requirements that were legislated after the 2019 fair. Bobbi Jo—has this been run by the lawyers & BUMS? They've always wanted to keep a distinction between us and private camps. Ruby—we'll do that before it goes to the board, yup. Steve—every time we talk about the winery property needs to remind us about the phylloxera, that the site is too damp, too foggy, and has frost problems. We should call it Outer Limits, not the Winery. Ruby—we did sell the winery equipment, and made a good profit on the stainless steel tanks. Thom—doesn't like it when privileged people make up names (Xavanadu, Outer Limits.) Has a lot of concerns about this project. Should talk to operational crews first. What about the waste stream? Who handles the recycling? How is this moving us to carbon neutral? Ruby—we were directed to do a case study on whether the Fair could run a campground there. Fixed Assets talks about energy use and the waste stream continuously on every project. Bobbi Jo—there have been public discussions out there over the last few years, did you use those notes? Ruby—yes. Priorities have been looking at buildings we have, making sure they're functional, and storage. This isn't our most important priority. Getting the compost structure (also called Ag Building, because it's permitted on agricultural land) out there has been ahead of this. Sierra—NCU allows for camping in a lot of the parking areas, not constrained by number of portapotties and waste receptacles. The winery is one of the few upland areas on the fair property. Lot of pine and madrone, easier to catch fire. Peaches—it's zoned farm use, but we make our money parking cars on it. Advocates for farm uses or a memorial flower garden rather than a campground. Worried about noise from durables and smell from compost & how it will affect campers? But these things do meet our carbon neutrality plans. Fixed Assets meetings on Monday mornings aren't accessible for people who work during the week. Ruby—will have evening work sessions and weekend meetings after this year's Fair. Diane—glad we're having this discussion. Anna—try getting feedback from everybody. When is that recommendation to the board coming? Ruby—we don't know. Priorities are storage, making houses usable, or demolishing the one at the winery that's not. Anna—recommends numbers for what we are looking at, staffing, roads. Ruby—we're moving into an advisory role rather than implementation, now that we have an ED who's hired excellent staff.

April minutes approved as amended by Robert (CPAP rather than C-Pap)

Staff reports-- Sierra says another large maple fell into the Long Tom by Shady Grove the other day. Spans the river. Plans to replant with red twig dogwood and willow saplings growing into booths. DuCaniveaux will not be being accessed by public this year. Ag Building permit did go in, waiting to hear from them. It seems that one of our neighbors expressed concerns about what's happening over there. Anna—what is the email address to write to about vaccine cards? And who are our new staff? safety@oregoncountryfair.org. ED Kirsten, Sierra Site Manager, Corey aka Red Operations, Alex office assistant, Alexis volunteer specialist (ex-BUM team swimmer) Durwin & Animal, caretaker & groundskeeper, Korey additional groundskeeper, Vanessa marketing head & updates website, Mark assistant manager & coordinates rental equipment. Emails first name at oregoncountryfair.org except for Kirsten kbolton@oregoncountryfair.org. Peaches—neighbors with questions? County contacted us because a neighbor came on site and took a picture of the dumpster with the paper compost in it. Bobbi Jo wonders what is the staff budget now. Counting lots of staff. Sierra says they're all funded by the very large grant. Anna knows we got \$1.4 million for this bridge time. Robert—could we have a map of the Long Tom around Upper River Loop with arrows on it showing where the river's likely to move. Sierra—in general the erosion is moving toward the Fair in all areas, and depositing deposits on the Far Side.

[later, Dennis added this link that shows the erosion hotspots. At each of these areas, the river is cutting into the public space and paths. The river maintains a constant width, so land is accreting on the Far

Side at each of these points. <https://ocfpathplanning.org/maps/LTRerosion.pdf>]

BoD liaison report –Anna hopes board liaisons who can't come will send us a paragraph.

Subcommittee and homework reports

FFN article on green zones—Dennis says Mark's taken that on.

Old business

Controlled burns for fuel reduction and habitat restoration: Ann sent DJ these links on Fire Ecology: <https://www.youtube.com/watch?v=ZHC8Qg-x84I> and Ecology and Stewardship: <https://www.youtube.com/watch?v=uMjnBuMnzto> Anna—will we make changes in the LUMP manual based on info from April meeting? Dennis—not yet. Our manual says “investigate.” Anna wants it to say “continue investigations.”

Adaptation to climate change. Peaches says momentum may increase since we're having a Fair this year.

New business

Call for new committee leadership. Dennis has chaired this committee for 30 years. Hoping someone will take his place as co-chair with Anna. Steve—how about Mark Pankrantz? Jain & Anna would like shorter meetings.

Thom wants grant money for graywater. Dennis is willing to talk with Sierra or Kirsten about why we should focus on this. Sierra will talk with Anna, too.

Next meeting September 13, 6:00 to 8:00 on site