

Teton County Fair Board
Regular Meeting Agenda
Fair Office – 305 West Snow King Ave
Monday August 20th, 2018 – 5:30p.m.

PLEASE SILENCE ELECTRONIC DEVICES DURING THE MEETING

I. CALL TO ORDER

Emily Called the Meeting to Order at 5:29 PM

II. PRONOUNCEMENT OF QUORUM

- a. Emily Beardsley, Marybeth Hansen, Matt Hall, Peter Long, Lauren Long and Rachel Grimes present.

III. OLD BUSINESS

A. STALL BARN

- A. Emily asked Rachel if she talked to the previous fair manager regarding the reasoning behind the placement of the stall barn. Rachel said she had talked to her. Matt asked if we need the stall barn to be that big. The board lets him know of all the events and users where the stalls are absolutely necessary. It is the biggest source of revenue for the fairgrounds. People prefer covered stalls, especially in the winter. The board reminds him that this discussion is regarding the placement not if we need the stall barn. The board unravels the blue prints for the stall barn. The fair board is concerned with the location of the stall barn and how the fair is now set up in the grassy arena.
- B. Lauren brings up the point that this is staff's final decision and that staff will definitely take the fair boards concerns into consideration. Matt asks what the next step would be to move it from the location planned. Lauren lets him know that there is a long process to change the location. Staff has already spent \$10,000 for plans from nelson engineering and everything else that needed to be done in order to get it set up to bid. The board looks at the aerial view of the fairgrounds to see where the best place would be to put it. They consider putting it in the west side of the heritage arena. Staff reminds them that it is the Town of Jackson's land and cannot be used. The board looks north of grassy. Staff let's them know that area can not be used because that is the access point for the snow haulers. East of the grassy next the office is not a good location because the area is sloped and would need to be graded costing more money they don't have. Also putting the stall barn in the east grassy area does not give users any good access with their horse trailers. Putting it any where east near the tennis courts would take up parking especially for big events which the fair board cannot afford. Lauren discusses all the new changes that are coming to the fairgrounds like the new exhibit hall. Lauren suggests using the new

stall barn for the big top and lions club area. Rachel has talked to previous staff, they have really done their homework regarding the barns location. After speaking to the previous staff, they came up with three reasons why it must go on the west side of the grassy arena: 1. There is already existing power 2. There is already existing water 3. The town of Jackson flow with the equine usage is the prime location. Staff has still not received bids for building the stall barn. Staff's goal is to get it put up by March. The board would like to put it where the tennis courts are and would like to know how to go about moving the tennis courts. Lauren lets them know that, it is a huge undertaking for Parks & Rec to move them as it is. Parks & Rec have not budgeted for that. Lauren says from a fiscal standpoint Parks & Rec would not have any funding until July 2019. Then the stall barn wouldn't get out until 2021 due to the long processes it takes. Matt would like to know if we can build it right next to the tennis courts. Lauren lets him know that parking is already a huge issue and that would not be a good idea. Thomas says that putting the stall barn in the west side of the grassy arena will severely hurt the fair. Thomas believes that it will dissect the fair. Marybeth agrees. The whole line of sight with how the stall barn would be located would break up the fair grounds. Lauren disagrees. Matt makes a point that with consolidating the fair like we did this year it was a huge success. Thomas also says that once you take away grass there is no getting it back. Peter says there is no ideal space to put the stall barn. Functionally the stall barn is in a good location. If there is a stall barn there the board will just have to think of ways work around it or with it. Peter says there is no convenient place to put it. Emily says it wouldn't be an issue with crossing the parking lot, to put the stall barn next the tennis courts. With the stall barn in the grassy we are still losing parking for the events like the world series event. Marybeth says hypothetically if we approach parks and rec and they agree, we will add it in the budget to have the tennis courts moved. Marybeth would like to know if it is in the budget to get some temporary stalls put up. Lauren says that as a fair board they would provide an recommendation for staff to consider it. Marybeth reiterates Laurens point that things are going to change and keep changing. Once the stall barn is built it is built there is no getting that land back. Emily brings up the point that the fair needs a master plan. Marybeth says if we could put stalls in the heritage arena and have temporary stalls then it would be a great discussion to not even build a stall barn. Lauren is asking the board why the stall barn will not work where it scoped to be put. Thomas says it wont work because of the line of sight. Emily says that even where it will be going on the grassy area it will take up parking. Thomas would like to know if the fairgrounds actually do have a say with where the

tennis courts and the baseball field is. Thomas would like us to do our due diligence regarding fairgrounds and their control regarding the tennis courts. Thomas brings up the fact that the previous fair board voted against it and staff still said that is where it is going. Marybeth is worried about future boards and how this will effect the fair. Lauren says let's walk through where the stall barn is going. Marybeth would love to put the horse show in the ball field. Emily has compiled a list losing line of sight, losing grass, losing parking during large events, fair board would like to maximize space, and they need to do their due diligence. Emily thinks of future fair boards looking back and wondering why they decided that area would be a good place to put the stall barn. Rachel wonders if they could use the stall barn for livestock during fair. Emily says that it was tight when they did that in the pavilion in previous years. Emily says there are quite a few animals in heritage arena during fair. Lauren would like to know if we put the stall barn in the grassy and what consequences there would be regarding where events would be located. Having the lions club in the fire house but with the lion's club have historically been in under a tent. We possibly could put food under the stall barn after a thorough cleaning. Emily acknowledges Laurens point but she feels that as a board they should do their due diligence before saying yes and if it is possible for staff to just put up temporary stalls. Thomas shows everyone a fair board hand book that was given to him when he first signed on. He asks that Rachel updates it. Lauren lets the fair board know about the rodeo arena and how the town is not paying the county to maintain it. Thomas says that we do need a master plan for fair. Emily would like to know what they can vote on. Lauren says that they can make a motion regarding their recommendation. Thomas says that Gary may have something to add. Marybeth makes a motion that the fair board recommends that staff relocates the stall barn because they feel it will hinder the line of sight for the fair- Peter interrupts that we should make the motion in writing. Marybeth agrees that the fearless chairwoman drafts a letter regarding the placement of the stall barn grass will be gone, parking will be gone, need to come up with a master plan possibly considering usage of the tennis courts and ball park and do their due diligence regarding where it should go. Emily asks if there is anymore discussion. Thomas says to ask Gary is thoughts. Peter says it would be good to have recommendations of how to proceed in the letter. Thomas agrees that they should have a temporary stall. Thomas says that they should put the temporary stalls where they were going to build. Marybeth says there could be temporary stalls where the petting zoo goes during the winter months. Temporary stabling could go next to the exhibit hall grassy area. Matt asks where the stalls are currently, they are north of the

grassy but must be moved during winter months for snow removal. Maybe they could use the stock pens and add a tent. Matt would like to know if the temporary tents are cost efficient or if they could withstand that much snow fall. Rachel is wondering what they are going to do during hunting season. Thomas says that they could appropriate the money used for the stall barn for something temporary. Thomas says that there is no obligation for the fairgrounds. The money budgeted is money from lodging tax money with justification that people out of town will come here with their horses and what not. JH rodeo would need stalls and they only care about taking away their parking. Peter feels they do not have enough information regarding where the barn is to go. Lauren says what if parks and rec says they will not be moving it? Thomas says they will then go to Town council regarding the tennis courts. Thomas is frustrated regarding the elected officials and being unaware of what is going on in the town until it happens. Thomas says that putting the stall barn on the grassy will divide the fair as well. Lauren is saying that the board should think through how they could utilize the stall barn. The board would like to think through everything instead of where it is to go. Emily remembers how every year on the board there was always a new improvement or addition to the fairgrounds. Emily says that there doesn't seem to be a real reason for why the stall barn is going where it is going to be. Lauren says that maybe the board should try to think outside the box and try to be okay with the stall barn. Thomas is saying that people from the community are not okay with where the stall barn is going. The board would really like a master plan and reasoning behind the position of the stall barn. Thomas says that they have options to ask the town if they could move the tennis courts or have it placed to the north of the grassy arena. Thomas also says maybe they could approach the town as a last resort if they could go west of the fair grounds. Lauren says that there is a lot of politics regarding the property of the fair grounds. Thomas believes that he could go to the mayor as a civilian and have a discussion regarding the placement of the stall barn. Thomas feels that there is quite a separation between the board and the commissioners. Thomas feels there needs to be more discussion between the elected officials and the boards. Emily reiterates the motion to write a letter regarding the placement of the stall barn. Emily asks if there is anymore discussion. All in favor. Passes unanimously. Rachel would like to add that staff only allows parking on the grassy during the world series event. Parks and rec say that if we allow parking on the grassy regularly they will not maintain the place anymore. That is something that county staff cannot accommodate. The world series is a very good event. The fairgrounds are very full during that time and the stalls are absolutely necessary. Matt thinks that the

PBR should be the weekend before fair. Marybeth makes a motion for staff to look into all options of where the stall barn should be located. Emily asks if there is any discussion. All in favor. Passes unanimously. Thomas asks what if someone makes a bid to build it by next week. Lauren says that the time to bid and the due date have come and gone, and it would be too late to get bids and get it built before the winter. Due to the lengthy process. Emily would like to know exactly how a master plan works. There are many phases to getting that to the public.

VIII. ADJOURN

Marybeth motions to adjourn 6:54 PM. Thomas seconds the motion. All in favor. Passes Unanimously.