

Teton County Fair Board Special Meeting Minutes
April 21, 2021 Teton County Courthouse and via Zoom

Open: The meeting was called to order at 7:04 PM by John Smaellie. Board members present were John Smaellie, Jared Bevan, Cara Olaveson, Phyllis Hansen and Sarah Hoffman. Absent: Roger Kaufman. Others present were Hallie Poirier and Commissioner Michael Whitfield.

Discussion items: Review Fairgrounds current master plan and decide priority projects in the next 5 years using county impact fees and possible ARPA funds.

Commissioner Michael Whitfield summarized that the County should see the first batch of ARPA funds within the next 45 days, while the 2nd half could take a couple years. Since annual impact fees allotted to the fairgrounds are not significant, Commissioner Whitfield is hopeful that the Fair Board will capture available ARPA funds. The Fair Board believes that all of the phases listed in the 2020 master plan are important, however the board would like to note the following projects with our main **priority** being a shared building space with 4-H and Fair Board offices.

1. **Event Stage** The Fair Board would like to build an event stage in the Lewis-Parish Park area. The stage would address the need for the events and activities during fair week while extending the opportunity throughout the summer and fall to host outdoor programs and musical events.
\$30,000 - \$50,000 Cost considered with some donated materials.
2. **Livestock Shed.** The Fair Board purchased 4 livestock stalls and panels at the end of 2020 in response to the demand of livestock boarding inquiries. These stalls are moveable, however the goal is to build a covered shelter near the west end of the pavilion for ease of access during fair and livestock shows. The design would allow for additional stalls as needed. \$30,000 - \$40,000
3. Water is needed. With continued growth of Teton Valley and in anticipation of future demand, the **fairgrounds complex should be connected to the City of Driggs water/sewer system.** We are pushing our well as it is, our current pump could burn out if we add another wash station. Long term we will want to be on Driggs City water. Irrigation could go on to the City line too, while our current well water could be used at the arena.
4. **Outdoor restrooms** \$70,000
5. **New building:** infrastructure to include ground level Fair Board and 4-H offices, classrooms and conference room. County employee housing on the 2nd level. Our current building would remain for community events and private rentals. John questions funding sources for this but points out that any housing component would generate revenue. John states that we have huge requests but if we can find a way to get donations to help us build something that will contribute to the community by including the housing option, it could make the project more attractive. We probably need a committee and would need to put together a package that is compelling with a cover letter stating our vision, funding sources and how you can donate/support us. We would need the County to support it. Commissioner Whitfield agreed that the board has a lot of vision and acknowledged that a shared space for the Fair Board and 4-H is a high priority and has been a topic of discussion by the Bocc.

6. **Playground** at the Lewis- Parish Park: The fair building has a capacity to host functions for up to 245 people. An attractive playground on the west side of the fair building will not only provide a safe place for children to play while attending events at the fairgrounds or visiting our new Community Garden, it will also be noticed by those visiting the museum or staying at the nearby hotels. \$32,000 - \$40,000. Landscaping for the Lewis-Parish Park \$8,000.00 10-15 semi mature trees, 3 mature trees, shrubs, irrigation.

Discussion on the RV Park took place. Fair Board would need a conditional use permit and request a split zone which is difficult because we don't want to rezone the entire parcel, just the RV park area. This would affect the access point to the other area which isn't zoned for commercial travel to the arena. Unless we decide to move the RV park to the east end of the arena. Commissioner Whitfield stated that the City of Driggs is expanding their area of impact. Currently their zoning has precedent over the County. So the board might have to deal with both City of Driggs and County to rezone.

Other discussion: Picnic table area is cleaned up, looking at \$75.00 an hour, about 5.5 hours for total clean up. Definitely more reasonable than we thought. John is hopeful the Sheriff's office will continue to investigate and find the culprits.

Commissioner Whitfield said that the Monday Bocc meeting will include time to talk about CIP priorities. The County hopes to have the updated County Improvement Plan completed in June. Hallie will email a summary of the Fair Board's priorities per this meeting to Mike Whitfield.

Discussion of seasonal cleaning of the pavilion took place and whether there is a need to disinfect the pavilion.

Cara made a motion to add a discussion item to the agenda of Fair, Jared seconded, all in favor. John would like to add another 20 teams to the pig wrestling event. Hallie will ask Dan Hill if he has the inventory for additional teams. Hallie shared Victoria's sketches/ideas for the Fair Book cover.

Adjourn: Cara made a motion to adjourn the meeting at 8:45pm, Jared seconded, all in favor.