

RIO BLANCO COUNTY INDOOR FACILITIES
MEEKER, COLORADO

INDOOR BARN - 240' x 120'

EXHIBIT HALL - 70' x 60' plus new EXHIBIT HALL - 60' x 60'

COOPERATIVE EXTENSION OFFICE - 30' x 60'

APPROXIMATE TOTAL COST: \$265,560 (1979) + \$80,000 (1985)

Funded with PILT (payment in lieu of taxes) money (original building)
and County Use Tax funds (exhibit hall expansion)

Mostly completed in 1979

CBW Builders - Contractors - Grand Junction and local contractors

Proposed Horse Barn - 144' x 80' -- \$71,000

USES

Team roping & Barrel racing
Riding classes (English & Western & Handicapped)
Cutting Classes
Winter Feeder Calf Show (4-H)
Sheep & Swine Show (4-H)
County Fair
Archery Shoots
Circus
4-H Horse Show
Cattle & Horse Sales - The Exhibit Hall is used for luncheons at these sales.
Sheep Sales
Individual Riding
Flea Market
Recreation District Use - Gymnastics, Archery, Leathercraft
Barrel Racing Clinics
Dances
4-H Meetings
Fairboard Meetings
Misc. meetings
Rodeo Club practices
Indoor Picnics
Upholstery Classes
Christmas Bazaars
Tool sales
All types of Cooperative Extension classes, seminars and meetings

UPKEEP AND SCHEDULING - by Fairgrounds manager

A contract is signed by each individual/organization that uses the building for a large event. Keys for the main door are given with a \$50 deposit for those who use the building at will or a \$5.00 key deposit for those not using the building for professional training purposes.

The use of these facilities have increased each year.

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BOARDING ANIMALS

Stalls shall be cleaned each day. Any stall that is in need of cleaning due to neglect will be cleaned by Fairgrounds employees. Clean-up fees will be at the county employee/wage/hour and appropriate fees for equipment used and fees and charges to be due and payable when billed. All manure and straw will be moved from the stall area to an area designated by the Fairgrounds Manager.

No more than one horse or mule to any stall, except a mare with foal.

The Fairgrounds Manager reserves the right to inspect stalls and horses or mules on a periodic basis and to call a licensed veterinarian at the owner's expense should any animal appear to be sick or a carrier of any contagious disease. Incoming animals that appear sick will not be admitted without a veterinarian's certificate of health. Any animal that contacts a contagious disease must be moved immediately from the Fairgrounds. Diseased animals will be moved at the owner's expense.

No horses to be boarded at the fairgrounds will be admitted without proof of a negative coggins test or health certificate.

Animals must be fed and watered by the owner or the owner's representative each day. No bulk feed in barns at any time. An area will be designated by the county to store feed.

Animals must not be changed from their assigned stalls without the prior consent of the Fairgrounds Manager. No horses will be permitted to be stalled or kept in the arena area. The track, arena, holding pens and stalls are not available for the use of stall renters on days when scheduled events or facility preparation is in process. Indoor stalls are for horses being worked daily.

Animals in outdoor pens may be moved as necessary by Fairgrounds Manager with prior notification to owner.

Duplicate keys must be furnished by stall renters to the Fairgrounds Manager for safety purposes for every stall rented.

RIO BLANCO COUNTY FAIRGROUNDS FACILITY
RENTAL CONTRACT
RIO BLANCO COUNTY
MEEKER, COLORADO

This agreement made and entered into this _____ day of _____, 198__, by and between the BOARD OF COUNTY COMMISSIONERS of Rio Blanco County, hereinafter referred to as "renter". In consideration of the sum of _____ in hand paid, receipt of which is hereby acknowledged and in further consideration of the mutual agreement contained herein, County agrees to rent to Renter _____ at Rio Blanco County Fairgrounds, subject to ther terms and conditions set forth herein. The term of said rental is from month to month on stalls and for a daily basis for the arena. Rental fees are _____ per day or _____ per month for stalls and _____ per day for the arena. There is a _____ clean up deposit for stalls. There is a _____ per hour fee for lights at the arena. All fees are to be paid in advance.

RULES AND REGULATIONS

- A. All stalls rented are subject to the Rio Blanco County Fairgrounds Rules and Regulations, a copy of which is attached hereto and incorporated herein by reference. Renter hereby acknowledges receipt of a copy of said rules and regulations and agrees to abide by the same.
- B. Tack is the sole responsibility of the owner.
- C. Renter agrees that the Board of County Commissioners of Rio Blanco County, their officers, their agents, and their employee's, shall not be liable for any injury, loss or damage to any person, animal or property and Renter agrees to hold the County, its officers, agents and employees, free and harmless from any liability arising from or out of the use of the Rio Blanco County Fairgrounds Facilities by the Renter.
- D. The County reserves the right to request removal of any animal or to cancel this Rental Agreement for violation of any rule or Regulation, the illness of any animal or for other good cause. Animals not removed at the request of the Fairgrounds Manager will be removed at the owners expense.
- E. Renters specifically acknowledge and agree that in the event of the illness of any animal or injury to any animal placed on the leased premises by the renter, the County may at its sole discretion, obtain the services of a veterinarian

whose fees, costs and expenses shall be paid by the Renter. This provision shall not be construed to require the County to provide medical services to any animals placed on the property pursuant to this Agreement.

BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY
Witnessed by

Signature of Renter

Address

Telephone (Work)

Telephone (Home)

Veterinarian to call in event of emergency.

Telephone

RIO BLANCO COUNTY FAIRGROUNDSRules & Regulations

Scheduling for the use of the Rio Blanco County Fairgrounds, and all proposed facilities, excluding facilities handled by the Eastern Recreation District and Cooperative Extension Service will be handled through the Fairgrounds Manager at the County Extension Office in Meeker. Large events (sales, auctions, shows, etc.) should be scheduled at least three months in advance. Other activities should be scheduled two weeks in advance. A deposit will be required for any scheduled event. Deposits will be returned when the facilities are returned to the condition in which they were found. If additional maintenance is required, all or part of the deposit will be used.

It is intended that the Fairgrounds be used to meet as many needs as possible, and serve as many organizations as possible. Scheduling will be done on a first come, first serve basis. No one activity will be permitted to dominate the use of any facility over an extended period of time. Decisions regarding use of the multi-purpose building will be according to the discretion of the Fairgrounds Management Board in accordance with safe and appropriate usage.

Scheduled events will have from noon of the day prior to the scheduled event to noon of the following day of the event for setting up and cleaning up. Any scheduled event will have priority on any facilities.

A stall rental agreement will be signed by the person or organization renting the said stall.

FEES FOR THE USE OF RIO BLANCO COUNTY FAIRGROUNDS

(Fees are subject to review semi-annually (April & October)
and can be revised only at that time.)

<u>USE</u>	<u>HOURLY RATE</u>	<u>DEPOSIT</u>
<u>Outdoor Arena</u> (horse shows, sales, etc.)		
Day Usage	No Fees	\$200 damage & cleanup deposit
Night Usage	\$6.00 (for lights)	
<u>Indoor Arena</u>		
Individual Riding	\$2.00	
Ropings, clinics, classes	\$2.00	\$100 deposit
	(\$10.00) effective 10-1-85	\$50 key deposit
Out of county residents	\$6.00	
Professional horse Training	\$2.00	
Sales (horse/cattle/etc.)	No Fees	\$200 damage & cleanup deposit
<u>Exhibit Hall</u>		
Non Profit	Exempt	\$100 deposit
Commercial	Usage subject to Fairgrounds Management Board approval	\$200 deposit

FEEES FOR THE USE OF RIO BLANCO COUNTY FAIRGROUNDS CONTINUED

Stall Rent: Monthly Boarding for Rio Blanco residents -- \$1^{.50}-00/day
Horse Shows - \$2.50/day
Overnight Boarding - \$5.00/night
\$20.00 deposit/per stall

Cattle & Horse Pen Rates: \$20.00 deposit/small pen) plus 50¢/day/horse
\$50.00 deposit/large pen) plus 50¢/day/horse
\$50.00 deposit/pen plus 10¢/day/head if 10
or more head in pen
\$50.00 deposit/pen plus \$1/day/pen if less
than 10 head/pen

Fees and usage not covered by this schedule will be determined by the Fairgrounds Management Committee.

Fees may be waived for educational purposes.

The Fairgrounds Manager will be notified as soon as possible if any event is cancelled. If an event is cancelled less than forty-eight hours before it is scheduled to be held, any rental fees paid will not be refunded.

Rio Blanco County will not be responsible for losses due to theft, fire, or vandalism during activities held on the premises or otherwise.

The consumption, sale or possession of fermented malt beverages (3.2% beer) or alcoholic beverages (malt, vinous, or spiritous liquors) is prohibited, except by prior express written permission of the Board of County Commissioners. In the event that a User is permitted to serve any such beverages, User is responsible for obtaining all necessary licenses and permits. No smoking is permitted within 50 feet of any barn, hay storage, or other specified areas. The possession, use, or sale of drugs, narcotic drugs, or dangerous drugs as defined by statute, is prohibited to the same extent prohibited by Title 12, Article 22, C.R.S. 1973, as the same may be amended from time to time.

Nails or other objects will not be placed in the walls of any facility. The User is responsible for all damage to any Fairgrounds facility, excepting only ordinary wear and tear.

The Fairgrounds Manager may require additional staffing as required to perform such functions as clean-up, inspection, maintenance and repair during an event. Such staff shall be provided and paid for by the User and shall be under the direction of the Fairgrounds Manager, unless otherwise arranged. Set up and clean up fees will be at county wage/hour and appropriate fees for equipment used.

Each User is responsible for clean up of the facility. Parking lot shall be cleaned by the User after any public event. Rio Blanco County functions, such as Range Call, Rio Blanco County Fair and 4-H activities are exempt from paying the cleanup deposit.

For public events, the User shall be responsible for parking control and for insuring that fire lanes and access lanes are kept clear of obstruction. Parking shall be in designated areas only.

User shall use and occupy the Fairgrounds, or any portion thereof, in a safe and careful manner and shall comply with all applicable municipal, county, state, and federal laws, rules and regulations as may be in force and effect during the scheduled event, including any and all health laws and regulations.

User agrees to pay promptly all taxes, excise or license fees of whatever nature applicable to the proposed use and to take out all permits and licenses, including municipal, county, state, and federal, required for the scheduled usage.

The County reserves the right to control and manage the entire Rio Blanco County Fairgrounds including those portions scheduled for use by User, and to enforce all necessary and proper rules for the management and operation of the same, and for its authorized representatives and employees to enter any and all portions of the Fairgrounds, including those reserved for use by User, and any time upon any occasion for any purpose, including but not limited to, enforcement of rules and regulations, maintenance, inspection, and repair of the facility.

The County reserves the right, but not the duty, through its duly appointed representatives, to eject any person or persons from the premises for violation of these rules or of any law or ordinance.

If in the judgement of the Fairgrounds Manager, the persons attending a scheduled event are in violation of the terms of the Contract and Lease or Use Agreement or Rules and Regulations so as to be a threat to the health, welfare, safety, well-being, order and decency of the Fairgrounds patrons, or the community, the Fairgrounds Manager may terminate the event and require all persons to leave the premises.

There will be no dogs in the area unless they are leashed and kept away from the area where livestock are kept, and used.

Children, unless participating in a scheduled event, will not be permitted in the area where livestock are kept and used, unless accompanied by a parent or adult who will accept complete responsibility in case of injury.

Loudspeakers shall be turned on only in occupied portions of the Fairgrounds, and all sound amplification equipment shall be operated so that the maximum noise level, as measured at any point on the Fairgrounds boundary, shall not exceed 50 db(A) for more than 90% of any measured period. The minimum measurement period shall be two (2) minutes. Use of any sound amplification equipment must be approved in writing by the Fairgrounds Manager.

Motor vehicles shall be operated only on parking lots and roadways. Other motorized equipment shall be used only by express written permission and only in designated areas.

All Fairgrounds motorized equipment shall be operated only by County employees, except by permission of the Fairgrounds Manager.

No County property including, but not limited to, motor vehicles and tools, shall be removed from the Fairgrounds at any time except by written permission of the Fairgrounds Manager. All Extension office equipment is regulated by the Rio Blanco County Extension Office.

Use of any electrical outlets for any purpose must be approved by the Fairgrounds Manager. No motor home, trailer, pickup camper or other recreational vehicle shall be connected to the Fairgrounds electrical system at any time for any purpose except by express written consent of the Fairgrounds Manager.

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ADOPTED this _____ day of _____, 1985.

Board of County Commissioners
Rio Blanco County
Meeker, Colorado

Allan Jones, Chairman

Ed Coryell

Kenneth Kenney