

MINUTES  
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION  
MEETING OF OCTOBER 25, 2016

PRESENT: Craig Kerfoot, Kelly Courkamp, Mike Lening, Sean Lening Donald Oswald, Dennis Pearson and Jan Richards. Stephanie Gonzales was present as a guest. Jerry Weber was absent.

The meeting was called to order at 5:30 PM with the above parties present. The meeting was turned over to Ms. Gonzales, who is with SECED, in order to update and brief the Board on how the proposed six (6) unit housing project on KCEDF property would be set up and operated. Ms. Gonzales stressed the fact this project is not Section 8 housing. She provided examples of income limits in order to be eligible for the housing units. All income figures are above \$30,000 per year. Ms. Gonzales stated SECED would be the project manager and all units will conform to Kiowa Creek Estates covenants. Additionally, a maintenance person will be hired to keep the units in top condition. The Board would like to conduct a public meeting to clear up community misconceptions about the project. The evening of November 16<sup>th</sup> was selected for the public meeting. Ms. Gonzales left the meeting at 6:00 PM.

Minutes of the September 20, 2016 meeting were then reviewed. Oswald moved to approve the minutes as presented. Motion was seconded by Sean Lening and passed unanimously.

The Treasurer's Report was then reviewed. Jan noted a party had placed a \$1000 deposit on a Lot, the closing on two more lots was scheduled, that KCEDF was owed funds by the NPS and a payment would be forthcoming for CRP ground KCEDF owns. Kerfoot moved to approve the Treasurer's Report as presented. The motion was seconded by Kelly Courkamp and passed unanimously.

The Board then reviewed Jan's written Coordinator Report. Jan pointed out she was still working on securing additional funding for the Roadside Park and many letters had been forwarded to CDOT from folks who have used and appreciate the facilities. Jan also reported Van Brown, Town of Eads Public Works Director, had contacted her to tell her someone had approached him about the possibility of creating VA housing in Eads. Jan also reported ground had been purchased on the east edge of Eads by someone who intends to place modular housing units on the site. A grant application designed to help publicize the Great Plains Reservoirs was denied, but OEDIT has arranged for college students to assist in creation of a plan as part of their school work. Jan also noted OJC president Jim Rizutto would be in Eads on November 2<sup>nd</sup> to discuss the amendments on the ballot. A group from the state tourism office will also be visiting Eads to learn what is new and different about the area. This will encompass Loves, the new CO-OP store and Cobblestone Inn. By consensus, the Board accepted the Coordinator's Report.

Donald Oswald shared with the Board a conceptual drawing of how lots and streets might be laid out on the KCEDF commercial property. The Board will review the concept and decide what action, if any, to take.

Jan reported the FBLA has stepped up and wants to assist businesses to decorate for the Christmas holidays. There will be a home decorating contest this year as well. The FBLA hopes

to set up a hay-ride for people to look at lights around town and Jan stated she had agreed to assist in the organization of the project.

Annexation of KCEDF land by the town of Eads was then discussed. Pearson, who represents the town on the KCEDF Board, stated the town was still wanting to move forward with annexation. It was suggested the town might want to look at all of the remaining KCEDF commercial property rather than select portions of it. Pearson stated he would take the idea back to town council. Pearson also reported the town had opted to move forward with a nearly one-million dollar upgrade to various water lines throughout the town.

There was discussion regarding installation of a natural gas line from Lowell Street down to the cul-de-sac since two different property owners are interested in having natural gas. The cost to install the line is \$11,687. Jan states the two property owners are willing to commit \$2,000 each toward the cost. No decision was made regarding going forward with the installation.

Discussion was then held regarding raising the prices on the few lots left in Kiowa Creek Estates. Kelly Courkamp moved to change the price on Lots 8E and 18E to \$11,500, rather than the original price of \$6800. The motion was seconded by Donald Oswald. All Board members voted affirmative other than Sean Lening and Dennis Pearson who voted no. The motion carried. Oswald then moved to raise the price on Lots 1 & 2 to \$9000 each. The motion was seconded by Sean Lening and passed unanimously.

The proposed 'Aerospace Day' event for Eads was then discussed. The first step is to decide if we want to have it, and then begin the planning. The Board agreed to support holding the event and is willing to assist the folks who want to hold the event. A date must be determined, which will be sometime before school gets out in the spring.

Jan then brought up the Porta-Potty that belongs to KCEDF that is located by the barn. It is rarely used for the intended purpose, and Jan needs to clean it. The county is currently renting a Porta-Potty for the landfill, so Jan asked the Board about the possibility of selling the KCEDF unit to the county. Mike Lening brought up the possibility of donating the unit to the county in exchange for increased financial support for KCEDF. Commissioner Oswald stated the county budget for 2017 would not likely support such increased financial support. Following further discussion, the Board approved by consensus to donate the Porta-Potty to the county.

Jan noted the Loves Travel Center would be opening for business on November 3<sup>rd</sup> at 7:00 AM. The Grand Opening ceremony will be held within the next two weeks. The new CO-OP C-Store will be open for business on October 28<sup>th</sup>.

The USDA representative was in Kiowa County during the past week meeting with various entities. While Jan was showing him around Eads, it was brought up that Kiowa county does not financially support KCEDF and that fact would be a problem for USDA in assisting with projects. Commissioner Oswald again noted that with the county's assessed evaluation dropping this year, the 2017 budget would be tight.

There were no specific committee reports to present, so the next meeting was scheduled for November 16<sup>th</sup> following the public meeting regarding the housing project. The public meeting will be held starting at 6:00 PM at Prairie Pines.

The meeting adjourned at 7:30 PM.