

KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF FEBRUARY 21, 2017

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

The meeting was called to order at 6:30 PM. Eads Mayor Joe Shields was expected at the meeting, but was not present.

Minutes of the January 18, 2017 meeting were reviewed. Oswald moved to approve the minutes as presented. The motion was seconded by Kelly Courkamp and passed unanimously.

The Treasurer's Report was then reviewed. Jan reported memberships are coming in slowly. Some have joined through SECED in order to receive the Enterprise Zone tax credit. Jan also reported she has received the \$2,000 donation toward the natural gas line installation from Baxters and Barnetts. Kerfoot moved to accept the Treasurer's Report as presented. The motion was seconded by Kelly Courkamp and passed unanimously.

The written Coordinator's Report was then reviewed. Jan added that the proposed sewing center for Haswell was still a work in progress. Jan also reported there is some concrete rip-rap located in the east end of the county that can be used at the Jackson's Pond dam. The county will haul the material to the dam. Jan also reported she had submitted a letter of support on behalf of the Kiowa County Independent as the paper wants to join the Colorado Press Association. There was brief discussion of the work Jan did with the CEDS report. It was also noted that Cobblestone Inn is trying to obtain a Tesla charging unit to be placed on the hotel grounds.

The proposed annexation map that had been presented to the Eads Town Council was reviewed by the Board. There was lengthy discussion regarding the planned annexation. Kerfoot moved to approve the proposed annexation map as drawn; the motion was seconded by Pearson. Kerfoot, Pearson and Mike Lening voted in favor of accepting the ground outlined on the map. Oswald and Kelly Courkamp voted no. Jerry Weber abstained.

There was lengthy discussion held concerning re-pricing of several Kiowa Creek Estates lots based upon suggestions by the real estate appraiser. Oswald moved to price lots 3EE and 4EE at \$7500 per acre. The motion was seconded by Kerfoot and passed unanimously.

Kelly Courkamp moved to price lot 3W at \$7500 per acres and lots 7W and 9W at \$6,000 per acre. The motion was seconded by Kerfoot and passed unanimously.

The upcoming Aerospace Day event in Eads was then discussed. Jan noted she has requested \$10,000 from Cooper-Clark Foundation to help with the costs, noting that donations will be requested from other surrounding schools and organizations as well. It was noted that moving forward means if no other funding is received KCEDF will be responsible for the \$10,000. Kelly Courkamp moved to move forward with the Aerospace Day program with the knowledge

KCEDF might be supporting the cost. The motion was seconded by Weber and passed unanimously.

There was no update provided regarding the proposed apartment units along Lowell Street, but Jan did mention the proposed gas line to the southern lots has been flagged by the utility companies, but it is unknown when the gas line will actually be installed.

Jan noted the agreement between Kiowa County and KCEDF for use of the office space and a \$30.00 per month contribution toward phone and Internet charges had been approved and signed by the county commissioners.

It was also noted the second installment of 'Eads Television', by Lou Turner, is now available on 'You Tube' for those interested in viewing it. Jan informed the Board that the next video to be created by Turner will feature KCEDF.

Jan then asked the Board if there was interest in donating to the Canyons & Plains group that helps promote tourism in SE Colorado. Jan suggested a donation of \$250. Discussion was held regarding what C&P has done for Kiowa County. Kelly Courkamp moved that KCEDF provide a donation of \$75.00 to Canyons & Plains. The motion was seconded by Oswald and passed unanimously.

Next, Jan reported the dentist that comes to Eads has a serious interest in establishing a practice in a more permanent building than the one currently being utilized, which belongs to Kiowa County Hospital District. Jan stated there is a possibility the dentist may go into partnership with Dan Richards (Jan's husband) on a building that may also be utilized by two additional businesses beside the dentist. Jan noted KCEDF would likely assist with the two other businesses, but not the portion involving her husband. The dentist is also considering purchasing property south of Cobblestone Inn and constructing a building that would be a combination of a dental office and apartment(s) so traveling dental professional who come to the area would have a place to stay. The Board told Jan it all sounded fine, but there could be nothing that she does to assist in the project that might be construed as a 'conflict of interest'. Jan agreed and emphasized she would do nothing that would constitute such a conflict.

It was noted that water has started flowing into the Great Plains Reservoirs south of Eads. Ft Lyon Canal Co and Amity Canal have worked together to clean out the canals leading into the lakes and water is supposed to flow for seventeen (17) days. Jan would like to bring the partners who benefit from the influx of water together to create a "think tank" as to how best to take advantage of the reservoirs.

Craig Kerfoot mentioned a meeting on February 22, 2017 at Cobblestone Inn regarding the possibility of having several entities pooling funds in order to hire a full time grant writer for Kiowa County. Members of the Board are encouraged to attend.

Donald Oswald reported the CEDS information gathered by Jan and the other regional economic development directors will now be reported to the federal government in a different manner that has historically been the case.

It was also reported that on March 1, 2017, there will be an agriculture related forum being held at the Kiowa County courthouse that will discuss food and agriculture and how we can take advantage of opportunities to increase production.

Jan reported one of the lot owners in Kiowa Creek Estates had requested a change in one of the walking trails around Jackson's Pond since people are coming onto their property after the trail ends. The lot owner would like the trail re-routed. There is also a utility easement that runs through the property that the owner would like to have abandoned as it is not anticipated it will be needed in the future. The Board instructed Jan to check into the best way to address both of these requests.

Jan also mentioned there will be a workday scheduled some time in the early spring to clean up around Jackson's Pond and the natural area in order to be ready for heavier summer usage.

There being no additional business to come before the Board, the next meeting was scheduled for March 21, 2017 at 6:30 PM.

The meeting adjourned at 8:40 PM.