

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF JUNE 21, 2016

PRESENT: Mike Lening, Donald Oswald, Kelly Courkamp, Jerry Weber, Dennis Pearson and Jan Richards. Craig Kerfoot and Sean Lening were absent.

The meeting was called to order at 6:30 PM with the above parties present. Minutes of the April 19, 2016, the May 2, 2016 special meeting, and the May 16, 2016 annual meeting were reviewed. Oswald moved to approve all three sets of minutes. The motion was seconded by Weber and passed unanimously.

The Treasurer's Report was then reviewed. Jan noted approximately \$5,000 had been received from the National Park Service for services KCEDF has provided. Weber moved to approve the report as presented. The motion was seconded by Kelly Courkamp and passed unanimously.

The written Coordinator's Report was then reviewed. Jan noted the electric vehicle charging station is now installed at the Cobblestone Inn. There were no other comments or questions concerning the report.

Jan reported the tractor belonging to KCEDF now has the started installed and working correctly, however the tractor is now overheating. The Board authorized Jan to have it looked at by a mechanic.

The annual meeting was discussed. Consensus was the SCEDD presentation was not well organized. The food provided by Hawk's Nest was very good. Some Board members said the theater venue for the meeting is nice, but not conducive to having a meal. There was discussion about having next year's meeting either at the courthouse or perhaps Prairie Pines or the Cobblestone Inn.

Since the KCEDF tractor is not yet functional, Jan asked the Board for permission to pay Jerry Hoffman to mow around the barn and picnic area. By consensus, the Board authorized Jan to do so.

Discussion was held concerning clean-up at the lakes, now that they have more water in them and people are starting to utilize them again. Kiowa County is, at least temporarily, going to clean up until they can secure a permanent person to take over the job. It was noted the CP&W/County are also working to keep up the boat ramps and roads. Effort is continuing to secure a permanent pool of water to keep the lakes full with an August meeting to possibly occur that will get all the involved entities together to form a plan.

Jan noted SECED and the state housing folks are working on a grant to obtain some housing for the Eads area. They are looking at six (6) units. Jan noted they are looking for contributions from entities to support the grant and asked if the Board would consider donating some lots on which to place the housing, should the grant be awarded. There was sentiment that we need to get whatever lots are donated appraised, since the higher the appraisal the more significant the in-

kind contribution will be. There was also some discussion as to whether other land/homeowners in Kiowa Creek Estates might object to multi-family housing. Oswald then moved to permit KCEDF to donate lots 3, 4 and 5, along Lowell Street, to the project. The motion was seconded by Weber and passed unanimously.

Jan updated the Board on the efforts to secure a child care center for the area. Work continues toward the goal. Jan noted KCEDF had paid for the appraisal of the lot that was donated by KCEDF toward the project, but when the group working to obtain the center finally has some funds, the cost of the appraisal will be refunded to KCEDF.

Jan shared an email from Jeanne Sorensen, the owner of the Kiowa County Press, asking why the KCEDF Board would express the need for “caution” in dealing with an online “newspaper”, as was noted in the minutes of an earlier meeting. The Board stated the concern expressed was not directed exclusively toward the Kiowa County Press, but rather a general concern regarding the security of any online endeavor and KCEDF financial concerns regarding two places of advertising. The Board indicated a response to Sorensen should be worked out between S. Lening and Jan and sent to her.

The Kiowa County Fair Board has approached Jan asking if KCEDF might contribute toward the Fair Board purchasing additional livestock panels. A grant request for funds to purchase the panels was denied. The Board stated they would not contribute any funding toward purchase of the panels at this time, but would perhaps re-visit the question in the future.

Following issues with the public address system at the theater during the KCEDF annual meeting, the Crow Luther Cultural Event Center asked KCEDF to purchase new microphone wires for them at a cost of approximately \$180. Weber moved to approve the purchase. The motion was seconded by Kelly Courkamp and passed unanimously.

Discussion was then held regarding re-establishing a specific fund in KCEDF in order to deal with requests for assistance by local businesses. The Board would like to see such a fund re-established.

A brief discussion was held regarding the negotiations with Tri-State Energy on the path of proposed transmission lines that will run from Burlington to Lamar, cutting across Kiowa County.

The situation with the railroad line and V&S Railway was also briefly discussed. Negotiations continue in an effort to find a buyer that will utilize the line as an operational railroad.

Jan noted there is an individual interested in establishing a truck wash facility near the new Love’s Travel Center being constructed in Eads. Van Brown, Eads’ Public Works Director is concerned about the runoff from a truck wash and the sewer system’s ability to handle it appropriately. Van believes the truck wash should be closer to the sewer lagoons, but the prospective owner of the truck wash doesn’t think it would be successful unless located close to Love’s. The Board discussed the feasibility of making the truck wash a viable opportunity.

Steve and Marilyn Baxter plan to erect a modular home on lots they have purchased from KCEDF. However, the modular home they are considering only has a 12” overhang of the eaves, while the covenants state a minimum of 14”. The Baxters have requested a variance to the covenants to permit the 12” overhang. Weber moved to grant the variance request. The motion was seconded by Oswald and passed unanimously.

Jan noted she has been approached by another party interested in purchasing a lot and placing a modular home on it and will pursue that further. There is also some tentative interest from a modular home dealer in placing a “spec” home on a lot and Jan will pursue that as well. Weber suggested KCEDF think about adjusting the process of the lots in Kiowa Creek Estates depending upon the appraisal we receive for lots 3, 4 and 5. The Board agreed.

There being no additional business to discuss, the next meeting was scheduled for July 19, 2016 at 6:30 PM. The meeting adjourned at 8:15 PM.