

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF JULY 19, 2016

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

The meeting was called to order with the above parties present. Minutes of the June 21, 2016 meeting were reviewed. Weber moved to approve the minutes as presented. Motion was seconded by Kelly and passed unanimously.

The Treasurer's Report was then presented. Jan noted that the annual cooperative agreement with the National Park Service was being worked on. Jan also noted All-Rite Paving installed their own water line to their batch plant south of town. Van Brown, Town of Eads, and Tom Haskell were supposed to obtain the meter for the line, but that did not happen. Dan Richards purchased the 4" water meter. KCEDF will reimburse Richards for the meter and then submit a bill to All-Rite, who had agreed to this arrangement. Sean Lening moved to approve the Treasurer's Report. The motion was seconded by Weber and passed unanimously.

The Board reviewed Jan's Coordinator Report. Jan stated she had sold Lot 10 to the new manager of the Love's Travel Plaza, who will be putting a home on the property this fall. Jan noted someone is looking at Lot 17, but the manufactured home they wish to place on the lot does not meet the Kiowa Creek Estate covenants, so final sale has not occurred. Jan stated she had visited Clayton Homes in Pueblo and held a preliminary discussion on the possibility of Clayton placing a "spec" home on a lot in Kiowa Creek Estates. They are unable to provide the multi-family apartments we are interested in. Jan also stated she will be making a trip to Calhan, CO to look at the multi-family manufactured apartments they offer and work on all else that is needed to go after a grant to make this project happen.

Jan also reported Stephanie Gonzales, of SECED, is being trained on managing the multi-family housing if we are successful in getting it in place. SECED and State Housing Authority are partners in the project.

It was noted Phil Pollreis had looked at the KCNA tractor concerning it allegedly overheating when used. Pollreis could not find anything wrong with the tractor nor could he get it to overheat. There is a need to find someone to do mowing around the pond area.

Jan reported she had received \$8750 of Temporary Assistance to Needy Families (TANF) funds from the Kiowa County Department of Social Services as start-up funds for development of a child care center. Jan repaid KCEDF for some expenses incurred on behalf of the child care effort, but paid for by KCEDF. The balance of the funds received from DSS will be held by KCEDF until a bank account can be established for the group working on creation of the center.

There was extensive discussion of the possibility of the Town of Eads to annex part of the KCEDF property on the south edge of Eads. The Board decided they would like to meet with the

Eads Town Council in order to learn what the town has in mind regarding the property to be annexed. Jan stated she would contact the town to set something up.

Jan commented on the interest SECED has taken in assisting with the Housing Project in Eads and noted local residents are starting to utilize SECED programs more for housing rehab and business purposes.

Jan reported she had heard from a couple local residents who are unhappy with the All-Rite batch plant impeding their view of the sunrise. While the Board is empathetic to these concerns, the economic impact of All-Rite being in the area remains a positive for the community.

Jan also noted she had been made aware of a property owner in Kiowa Creek Estates possibly siphoning water from Jackson's Pond in order to water trees, which is a violation of the rules governing the pond. The property owner denied that taking place but has since moved the tank and hose that were creating the question.

Discussion was held regarding the letters KCEDF Board members received from Jeanne Sorensen, owner of the Kiowa County Press, who had requested to know why at least some of the KCEDF Board was leery of using an online newspaper. Sean Lening reported he had spoken to Jeanne and explained that the concern was taken out of context. Sean stated he felt the matter with Jeanne was resolved. The Board instructed Jan to send a letter to Jeanne as well stating the concern was taken out of context and appeared to be resolved with Sean's visit.

Jan showed the Board the "specials" she had secured for the softball tournament held earlier in the month, noting the support from local businesses to draw visitors in and how well the specials were received by the players and their families.

There being no additional business to come before the Board, the next meeting was scheduled for August 16th at 6:30 PM. The meeting adjourned at 7:35 PM.