

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF JANUARY 21, 2014

PRESENT: Mike Lening, Sean Lening, Dennis Pearson, Donald Oswald and Jan Richards. John Courkamp and Jerry Weber were absent. Guests present were Lance Jagers and Chad Roberson.

The meeting was called to order at 6:30 PM with the above parties present.

Jagers and Roberson explained they were present to gauge the possible interest of the Board in allowing the use of an undetermined amount of land belonging to KCEDF on the west side of the landfill road for purposes such as the establishment of an archery range, perhaps an indoor shooting facility, a demolition derby or mud run, a riding trail for 4-wheelers and other things of interest to the youth of the community. The amount of acreage desired has not been determined.

The Board stated such a project would take a great deal of planning and forethought, but would entertain more detailed information regarding what the group would like specifically to do with the land. Jagers and Roberson both stated the idea for such a project originated with the FFA and 4-H clubs and as a group, they would define more specific plans for a formal proposal.

Jagers then asked the Board if a decision had been made for him and the FFA youth to be able to maintain the Jackson Pond area. Jagers also noted prairie dogs were moving into some areas and he asked permission to control them. Roberson stated he would be willing to assist Jagers and the youth in maintaining the pond area. The Board stated the offer would be discussed later in the meeting and the Board would notify them of the decision. Jagers and Roberson left the meeting at 6:50 PM.

Minutes of the December 30, 2013 meeting were then reviewed. Oswald moved to approve the minutes as presented. The motion was seconded by Sean Lening and passed unanimously.

Jan then presented the Treasurer's Report, noting the loan to purchase the Jackson property had been paid in full. Following review, Oswald moved to approve the Treasurer's Report as presented. The motion was seconded by Sean Lening and passed unanimously.

The Board then reviewed a written Coordinator's Report. Jan noted the owners of the new Cobblestone Inn had requested fiber optic cable be installed to the facility and the installation had begun. By consensus, the Board accepted the Coordinator's Report.

Discussion was then held concerning Lance Jagers and others maintaining the pond and Kiowa Creek Natural Area. Jan noted things such as cleaning the outhouse, repairing picnic tables and picking up trash as need tasks. The Board agreed to permit Jagers and

others to provide this service as long as Jagers keeps the Board informed as to what is being done. The question was also brought up regarding the Board's decision to purchase a new weed mower that would be donated to the Town of Eads with the understanding the mower could be used by KCEDF volunteers to conduct needed mowing operations around the barn, the pond and wherever needed. Rod Johnson had been coordinating this effort before he passed away. Discussion was held and the Board agreed the decision to purchase the mower should go forward as long as the mower was purchased through Eads Auto Supply. Sean Lening moved to approve purchase of the mower and the donation of it to the Town of Eads. The motion was seconded by Oswald. All voted in favor of the motion. Pearson, who is a member of the Eads Town Council, abstained due to conflict of interest.

Jan reported she was still working on ideas for a tribute to Rod Johnson at the pond. Local mortician Jimmy Brown is looking into what it would take to inscribe something on one of the large decorative boulders at either the pond or the barn. Johnson's widow (Sharon) is conferring with her children regarding approval of such a memorial. The Board instructed Jan to keep everyone informed of potential costs and desires of the Johnson family.

The 2013/2014 Budget was presented to the Board. It was noted the costs for Jan's health insurance had been increased from the initial version of the budget and anticipated revenue from the sale of land had been decreased from the original version. The Board opted to review the changes and make a decision regarding final approval at the February meeting.

Jan then reminded the Board she would be having surgery on January 24, 2014 and would be out of the office for two weeks, although she would be checking email correspondence and making phone calls as needed.

The Annual Meeting was then discussed. Jan stated she was attempting to contact Tim Shefchik of BriMark Builders (for Cobblestone) as a possible speaker at the meeting; he would talk about the chain of hotels including the one being constructed in Eads. Jan also stated she wished to have some sort of tribute to Rod Johnson as part of the program as well as the Business of the Year and the annual Chamber of Commerce awards for Citizen of the Year and Volunteer of the Year. The meeting date will be March 31, 2014 in the basement meeting room of the Kiowa County courthouse.

It was noted the Business of the Year needed to be selected. Jan stated she would send out an email with a list of businesses and previous winners of the award.

Jan also noted she had been contacted by the state regarding the small dam that creates Jackson's Pond. The state is required to perform a structural assessment of the dam. Jan stated her husband Dan would meet with the state folks since he has knowledge of the requirements. It was encouraged that any Board members who wished to be present with the state people would be welcomed in order to express the purpose of the dam.

Jan reported that John Courkamp has resigned from the KCEDF Board. John expressed his need to attend to business matters and fears he will not have time to be a productive Board member. The Board suggested Courkamp provide a written resignation for a matter of record.

Jan also announced that Bill Dutro, of the Small business Development Center at Otero Junior College, is retiring. Dutro had inquired if KCEDF would be willing to contribute \$250 to SBDC as has been done in years past. Sean Lening moved to make the donation. The motion was seconded by Oswald and passed unanimously.

Jan provided the Agriculture Committee report, noting there was some paperwork that needs to be signed regarding the cropland. Courkamp is able to sign the paperwork at the present time, but a decision will need to be made about who can sign once Courkamp is officially resigned from the Board.

As for the Housing Committee report, Jan noted Weisbrod Hospital had moved forward with purchasing a lot which will be transferred to Dr. Waggoner. Waggoner intends to build a home on the lot. It was noted the lot Rod & Sharon Johnson purchased is not fully paid for. Jan will get with Sharon Johnson to determine what her plans are for the lot.

The Resource Committee report consisted of Jan informing the Board Van Brown, the Public Works Director for the Town of Eads, has agreed to read the water meters registering usage by those who have tapped into the KCEDF water pipeline. This task was formerly conducted by Rod Johnson. Brown will read the meters at no charge to KCEDF.

Jan had requested some changes in her compensation package for 2014, which had been presented to the Board in writing. Jan was provided the option of remaining present while the Board discussed her proposals or leaving the meeting since there was no other business to discuss. Jan left the meeting at 7:45 PM. Since only Board members were present following Jan's departure, the discussion was held in open session.

The first item of discussion was health insurance. Oswald moved to maintain the current coverage being provided until June 30th, 2014, at which time the insurance will be re-evaluated. Jan currently receives insurance under COBRA based upon her position formerly being covered under the Department of Social Services. The eighteen (18) month coverage period permitted by law will expire on June 30th, at which time new coverage will need to be found. The motion was seconded by Sean Lening and passed unanimously.

Sick and annual leave was then discussed. Pearson moved to provide ten (10) days annually of paid sick leave and two (2) weeks annual of paid vacation, which would increase to three (3) weeks of paid vacation after ten (10) years of employment. Additionally, the Board will grant ten (10) extra days of sick leave during 2014 to cover time off due to Jan's scheduled surgery. The motion was seconded by Oswald and passed unanimously.

The final area of discussion was monthly salary. Extensive discussion was held and while the Board recognized Jan does an outstanding job, the long term financial health of KCEDF needed to be taken into consideration. Salary increases as a percentage of current salary or as a set amount were discussed. Pearson moved Jan's salary be set at \$2420.00 per month effective January of 2014; and that the ten (10) percent commission for the KCEDF Coordinator/Director for sales of commercial property remain in place. The motion was seconded by Sean Lening and passed by a 3-1 vote. Pearson Mike Lening and Sean Lening voted in favor with Oswald voting to oppose. Chairman Mike Lening stated he would contact Jan to inform her of the Board's decisions.

There being no additional business to come before the Board Oswald moved to adjourn the meeting. The motion was seconded by Sean Lening and passed unanimously. The meeting adjourned at 8:30 PM.