

## KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION

### Minutes for MEETING OF NOVEMBER 15, 2011

PRESENT: Cardon Berry, John Courkamp, Tom Davis, Mike Lening, Jerry Weber, Jan Richards, Rod Johnson and Dennis Pearson. Chriss Paulsen, of McDonald Land Services, was present as a guest. Donald Oswald arrived at 6:45 PM. Dick Scott and Bill Koehler were absent.

The meeting was called to order at 6:30 PM. Paulsen told the Board he was present to offer \$115.00 per acre to lease KCEDF land, an increase from earlier offers by McDonald Land Services. Johnson expressed a desire for some protections in lease for the Kiowa Creek Natural Area and additional protective clauses to protect the water in the area. Paulsen suggested KCEDF draw up the specific concerns and restrictions desired to be in the lease, after which McDonald will sit down with the Board for detailed discussion. Paulsen left the meeting at 7:10 PM. The Board then held further discussion and determined it would be beneficial to discuss the lease with an attorney who specializes in oil and gas leases.

Walt Immer arrived at the meeting at 7:30 PM. Immer stated he is interested in selling a portion of the land he purchased from KCEDF and wanted to know if the buyer would need to abide by the terms and conditions of the covenants in place at the time Immer had originally purchased the land. The board stated a new buyer would need to abide by the covenants. Lening then moved to permit Immer to sell a portion of his land while keeping some of it for himself. The motion was seconded by Courkamp and passed unanimously. Immer left the meeting at 7:40 PM.

Minutes of the October 19, 2011 meeting were reviewed. Weber moved to accept the minutes as presented. The motion was seconded by Oswald and passed unanimously. The Treasurer's Report was then presented. Following discussion, Courkamp moved to approve the Treasurer's Report as presented. The motion was seconded by Davis and passed unanimously.

Jan presented the Coordinator Report, noting she had been informed by SECPA that if KCEDF paid a deposit for a prospective new business, KCEDF would be responsible for the bill. Given that information, the Board expressed reluctance to assist an individual interested in purchasing the Haswell locker plant. Davis then stated it was his opinion KCEDF needs to do more to assist entities interested in starting businesses in Kiowa County. Davis stated KCEDF needs to maintain more statistical data and to make sure any party interested in starting a new business or purchasing an existing business receives all the help needed. Davis cited a specific example and Jan explained what she had done to assist the individual who had expressed interest in establishing a business in Kiowa County. Davis indicated that, in his opinion, what had been done was not sufficient to assist the individual.

Brief discussion was then held regarding the possibility of KCEDF becoming involved in keeping the outdoor swimming pool open. Berry, who is Mayor of the Town of Eads, stated the pool was not in danger of closing.

Discussion was then held regarding the recent finalization of the sale of the Towner Railroad Line to V&S Railway. The intent of V&S to keep the line operational or to salvage it remains unknown at this time.

Jan noted SEBREA had written a letter protesting the elimination of Darlene Scott's position as an economic development adviser for the Eastern Plains by the state office of Economic Development.

A brief discussion was held regarding the Commercial Covenants pertaining to commercial property. The covenants were written but had never been recorded by previous KCEDF Directors. Jan stated the covenants were now properly recorded. Jan also noted she had received an inquiry from a party in Wisconsin who owns land in eastern Kiowa County seeking information on a company named Air Stream Energy, which had approached the Wisconsin owner about establishing a wind farm on his Kiowa County property. Jan stated she is researching Air Stream Energy and will get back to the individual from Wisconsin.

Jan went on to say she was currently working with the local FBLA club to enhance advertising of local businesses by use of an electronic frame that would be placed in each business allowing visitors to learn about additional businesses in the county. The board expressed interest in the project and requested more specific information regarding the project.

An oversize post card developed by Crowley County was then shown to the Board. Jan asked if there was interest in producing such a postcard for Kiowa County, stating the cards cost \$400.00 per thousand to produce. The board expressed interest but table further discussion until the December meeting.

Jan then provided the Board with a draft budget for the new fiscal year, asking the Board to review it and suggest any changes desired. Particular attention needed to be paid to the revenue line item for mineral leasing. After making suggested changes, the new budget will be ready to ratify at the December meeting. Pearson left the meeting at 9:30 PM due to a prior commitment.

A report was then presented from the Agriculture Committee. The report noted issues remained with a water meter placed to measure water usage by Pete Koch. Lane Gooden has expressed interest in placing an additional meter affecting his property. It was agreed by consensus of the Board that adjustments to water bills would be needed given the inaccuracy of the measurement of water being used by individuals from the KCEDF water line.

The Housing Committee report was provided by Jan, who stated there is continued interest in the residential lots of Kiowa Creek Estates but nothing had yet materialized as far as actual sales of lots.

Johnson had supplied a written report for the Resource Committee, which was reviewed and discussed by the Board. Johnson also supplied a fish stocking report for both Jackson's Pond, located on KCEDF property; and the fishing pond at Sheridan Lake.

The Board then reviewed a couple newspaper articles regarding potential dangers present in oil and gas drilling. One article concerned the potential for increased crime as drilling activity increases while the second article discussed the potential for geo-thermal activity as a result of drilling. It was noted that the potential need for increased recreational vehicle parking should continue to be addressed if drilling activity increases within Kiowa County.

There being no additional business to discuss, the meeting adjourned at 9:40 PM.