

MINUTES  
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION  
MEETING OF AUGUST 16, 2011

PRESENT: John Courkamp, Cardon Berry, Tom Davis, Donald Oswald, Jan Richards, Dennis Pearson, and Tom Doyle of NPS. Absent were Dick Scott, Bill Koehler, Jerry Weber and Mike Lening. Pearson was recognized as the county commissioner alternate in order to establish a quorum.

The meeting was called to order at 6:35 PM with the above parties present. Doyle then introduced himself to the Board, noting he was the interim administrator for the Sand Creek National Historic Site for the next 90-120 days while a search is conducted for a new permanent administrator. Doyle left the meeting at 6:45 PM.

Minutes of the July 19, 2011 meeting were presented. Davis moved the minutes be approved as presented. The motion was seconded by Courkamp and passed unanimously.

Jan then presented the Treasurer's Report, noting the Eads Chamber of Commerce had paid 2011 dues, the NPS has made a \$500 donation, and that NPS will be providing around \$4500 to KCEDF for planning events and furnishing food for special events. Jan also noted NPS has contributed \$1550 toward the cost of site preparation for the kiosk that will be constructed at the Eads Roadside Park. Courkamp moved to approve the Treasurer's Report as presented. The motion was seconded by Oswald and passed unanimously.

Jan then provided the monthly Coordinator's Report for review, noting a need exists to discuss the residential property owned by KCEDF, especially whether or not housing will be permitted on the property. Jan also explained the procedure for KCEDF to arrange for food and events on behalf of the NPS. A bill from Pete Koch for crop spraying was also brought up. The bill appears to be more than it should be based upon the lease agreement between Koch and KCEDF. Resource Committee chairman Rod Johnson has suggested to Jan that KCEDF pay only \$125 of the \$625 bill with the balance being owed by Koch. The Board agreed.

Oswald mentioned the county needs to collect the \$5000 they had requested from KCEDF in order to continue with the Murdock Building project.

Jan showed the Board a flyer she had prepared for the motel containing advertising for local businesses. Davis cautioned that care needs to be taken as to where the flyer is distributed because his advertisement on the flyer was designed specifically for guests at the motel. Jan indicated she would prepare a different flyer for distribution to sites other than the motel. Davis also suggested the flyer be shown to members of the Eads Town Council and the Board agreed.

Discussion was held regarding a list of ideas to promote economic development within Kiowa County that had previously been submitted by Scott. Berry stated the process has

started as he has talked to the operator of the motel and also met, along with Jan and Pearson, with the owners of K&M Restaurant in an effort to assist them in growing their businesses. Davis shared with the Board an example of an economic development strategy utilizing the “social networks” found on the internet to advertise and boost business. There was also discussion regarding making the most of opportunities presented by the presence of the oil leasing activities occurring in Kiowa County.

Discussion was then held regarding the offer KCEDF had received from McDonald Land Services to lease land owned by KCEDF. By consensus, the Board agreed to postpone further discussion of this matter until the September board meeting.

Further discussion was held regarding the aforementioned meeting with the owners of K&M Restaurant.

Jan then informed the Board the State of Colorado’s “bottom up” economic development plan, entitled ‘Colorado Blueprint’, is completed and can be found on the internet.

A brief discussion was held concerning on-going issues with the Eads post office. Efforts will continue to resolve some of the problems.

The Board then updated individuals who may sign documents on behalf of KCEDF. Courkamp moved to permit Board Chairman Berry and Vice-chairman Lening to sign on behalf of the foundation; and to allow Treasurer Courkamp, Berry and Jan to sign checks. The motion was seconded by Oswald and passed unanimously.

Jan then asked the Board for permission to utilize vacation and sick leave from August 18<sup>th</sup> through August 25<sup>th</sup>. The Board approved the request by consensus.

Discussion was then held regarding the Towner Railroad Line. It was noted Action 22, a political activist group, was supporting the attempt to keep the line operating rather than being salvaged. A feasibility study is being planned to consider the issue.

Oswald brought up the 2002 CEDS for Kiowa County and in the Board packets was a synopsis of changes that have occurred over the previous ten years. Oswald asked the Board to review the changes to assure accuracy of the information.

The Agricultural Committee report was provided, noting the KCEDF share of the wheat crop produced on KCEDF land had been sold.

During the Housing Committee report, Jan noted there continues to be interest in both the residential lots and the commercial property although nothing has yet come to fruition.

A Resource committee written report, prepared by Rod Johnson, was reviewed. A short discussion followed.

Davis then brought up concerns he has with the direction and actions of the current Board of County Commissioners. Oswald was the only commissioner present at the meeting and engaged in the discussion from the commissioner's point of view. A lengthy discussion followed.

There being no additional business to come before the Board, the next meeting was scheduled for September 20, 2011 at 6:30 PM at the KCEDF office. Courkamp moved the meeting be adjourned. The motion was seconded by Davis and passed unanimously. The meeting adjourned at 10:00 PM.