

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF NOVEMBER 16, 2016

PRESENT: Mike Lening, Sean Lening, Craig Kerfoot, Kelly Courkamp, Dennis Pearson and Jan Richards. Jerry Weber and Donald Oswald were absent. Jack Howard was present as a guest.

The meeting was called to order at 7:25 PM at the KCEDF office following a community meeting at Prairie Pines regarding the proposed apartment project being spearheaded by KCEDF.

Howard, who had attended the meeting at Prairie Pines, came to the Board meeting with additional questions regarding the apartment project. Howard stated he is not opposed to the project, but is not happy with the proposed location, which is slightly south and west from his home. Jan explained to him the reasons those particular lots were chosen. Discussion was held regarding other possible locations for the project. Howard was asked if he might be interested in purchasing the three (3) lots designated for the project and he stated he would be. Howard was informed the lots had been appraised at \$12,000 each. The Board also assured Howard they understood and respected his position on the project's proposed location. Howard left the meeting at 7:40 PM.

Minutes of the October 25, 2016 meeting were reviewed. Sean Lening moved to approve the minutes as presented. The motion was seconded by Kelly Courkamp and passed unanimously.

The written Treasurer's Report was then reviewed. There was no discussion. Craig Kerfoot moved to approve the report as presented. The motion was seconded by Kelly Courkamp and passed unanimously.

The Board reviewed the written Coordinator's Report. Jan noted the ribbon cutting for Loves would be the following morning at 10:00 AM and urged the Board members to attend. Jan also stated the same type of ceremony would be conducted for the Co-Op 'C' store when the date of the official 'Grand Opening' is announced.

The Board then discussed the possibility of moving the location of the proposed housing project. The current location seems to be ideal, but the Board decided to ask Howard if he wants to purchase the lots and if he does then we would move the location of the project.

Discussion was then held regarding adjusting the process on the unsold lots located east of the walking trail. There are no utilities to those lots, so the Board suggested just having them appraised in order to determine the selling prices.

The proposed 'Aerospace Day' activity tentatively scheduled for Spring 2017 was then discussed. The date being considered is April 27, 2017. The Board is in favor of supporting this event.

Jan then brought up her discussion with Charles Thompson regarding how the lack of financial support from Kiowa County might negatively impact receiving USDA funds. Kiowa County Commissioner Chairman Richard Scott reported he had contacted Thompson and informed him Kiowa County does support KCEDF, albeit only minimally in direct fashion. Scott reported the county has set aside \$15,000 in a fund for “special projects” that KCEDF has access to. Scott reports Thompson told him no fixed amount of financial contribution is required of the county in order to retain eligibility for the USDA funds.

The proposed natural gas line to the south end of Kiowa Creek Estates was then discussed. Jan received a cost figure, but continues to wait for details from Atmos Energy. Jan has also spoken to several lot owners who are willing to put up \$2,000 each toward the project in order to obtain natural gas.

Annexation of KCEDF property by the Town of Eads was again discussed. Some members of the Board suggested the town might want to annex all the KCEDF commercial property instead of pieces and portions of it. Town representative Pearson stated he would take the thought back to the town for consideration.

Jan reported a buyer had made an offer on a lot for less than the asking price and wanted to know if the Board would accept it. Sean Lening moved to accept the offer of \$10,000 for the lot. The motion was seconded by Pearson and passed unanimously.

Jan noted people who own one of the lots in KC Estates had requested permission to put up a chain link fence around their property. Following discussion, Kelly Courkamp moved to deny the request expressing concern the fence would catch tumbleweeds and trash. The motion was seconded by Sean Lening and passed unanimously.

Board member Craig Kerfoot suggested that KCEDF might want to consider including a three bedroom unit in the apartment complex being considered for construction. The Board agreed this would be a good idea.

There were no Committee reports provided.

It was decided the Board would not meet in December, so the next meeting will be scheduled in January.

The meeting adjourned at 9:05 PM.