

Fountain Economic Development Commission Meeting

January 12, 2015

MINUTES

Chair Jennifer Herzberg called the meeting to order at 5:35 pm. Present were Tom McGrew; Wandaleen Thomas; Greg Welch; Fountain's Economic Development (ED) Manager, Kimberly Bailey; and Best & Brightest Intern, Andrew Ward.

First business, the Chair asked for approval of the minutes of December 8, 2014, meeting. A majority was not present from December's meeting to validate the minutes were an accurate representation of the items discussed. Therefore, the members elected to table the approval of the December minutes until the next meeting in February.

Next, was the introduction of Andrew Ward to the EDC by ED Manager Bailey. Through the Best & Brightest Internship, sponsored by DOLA and FURA, Ward will be working on economic development and urban renewal endeavors on behalf of the City of Fountain for the next two-years of the internship. Ward is seeking a Master degree in Political Science at the University of Colorado in Denver. The internship provides highly excelled students an incubator setting to learn first-hand the operations of a municipality and local governments. The EDC welcomed Ward and are looking forward to his contributions on behalf of Fountain.

UPDATES discussed by the Commission

1. The Board shared a discussion about the possibility to change the criteria which allows for new members to be seated on the Board. The EDC currently has two open positions for the New Year, which begins March 2015. The Board agreed they would like to pursue the changing of criteria to read "Applicants must be a registered voter and meet one of the following: 1) business owner and/or 2) resident, within the City of Fountain." The EDC rejected 1) to allow for land owners to sit on Board and 2) to adopt the Police cadet criteria of "30 mile radius". The Board acknowledged a change would need to transpire through a public voter's referendum. As such, EDC has chosen to propose this change in sync with the next scheduled public vote on November 2015. The EDC will bring this request to City Council for further discussion during the 2015 year. It was also shared, both Welch and McGrew will be seeking renewal of their terms on the EDC Board for 2015.

2. Both Chair Herzberg and ED Manager Bailey, were asked to provide a status update on the search and recommendations for a new Xofficio for the EDC. Herzberg mentioned Chuck Moneypeg, x-military and AUSA president. However, she has not had an opportunity to circle back with him over the holidays but will do so by the next meeting. Bailey mentioned she did an outreach to Council Member Thomas for a recommendation, but had not heard back and would follow up. Also, she would be reaching out to the new Chief of Police Heberer for a military recommendation, due to the fact he just stepped down as a Commander in Chief at Fort Carson. Bailey asked if there were any other candidates

the Board could consider to approach for the advocacy role with the EDC, to which a military background is a priority. Welch suggested General McLaughlin, x-military and now operates a soldier to workforce transition company. McGrew suggested Jessica, next door neighbor who is former military and now works for El Paso County. Bailey stated she would forward the Xofficio background information to both Welch and McGrew to further network the opportunity for solicitation of interest.

3. A review of the By-Laws took place with a specific emphasis on host meeting formats. The option had been tabled by the Board to consider hosting in-person meetings quarterly with the other bi-monthly meetings to be hosted via conference call. The City Charter mandates the EDC must meet monthly and report to the City Council, but has latitude on how to functionally host the meeting. McGrew, Thomas, Welch felt it was more engaging for the EDC to continue to meet in person and the conference call option should be better communicated for those that can't attend a monthly meeting in person. The Board agreed to table the discussion till February meeting for a final decision.

4. Bailey provided a handout on the EDC Ordinance and the specific areas for change recommendations, which included: 2.17.030, 2.17.040, 2.17.060. **Section 2.17.030** was dismissed of changes as it pertained to applicant criteria that the Board already resolved to align with voter's ballot in November 2015. **Section 2.17.040** was in need of further clarification on Term of Office. Recommendation to better stipulate the rotation basis of one or two year terms of new members with the option of renewal. **Section 2.17.060** was in need of further clarification of a definition of Quorum. Recommendation to define as a minimum of three or more Board members in attendance. The Board agreed with the recommended changes and no further recommendations were suggested for updates. Bailey will update the EDC Ordinance and provide a complete draft for review to the Board for adoption by March 2015. At which time, the ordinance will be submitted to the City Clerk as new record on file.

5. Bailey provided a handout which explained the Facade Grant Program, funded by a CDBG of El Paso County. The handout also highlighted the awarded recipients of the grant funds for facade beautification improvements to businesses which are located in the Olde Town district.

6. The discussion of Tap Fees from the EDC's October meeting was readdressed by Bailey. Bailey has met with Security Water and received a complete understanding of the complexity of the Fountain Valley Shopping Center located at the northern entrance to town on US85. Currently, there is no water provided to that Center by Security and for the existing building to have connected water service it would cost \$20,000 per tap of the 30+ rental units on the property. That makes it cost prohibitive to revitalize the building as is. Therefore, the bank owned center has been identified by ED Manager Bailey

as a parcel to incentivize for new construction development. Welch also shared he hears Fountain's tap fees are a hindrance to residential construction. Bailey shared she's already tasked Intern Ward with assembling a fee structure spreadsheet to validate or dispel the myths of development in Fountain and to aid in the identification of any areas of concern the EDC might want to pursue to support new development in the city. Chair Herzberg added the Chamber is seeking a better understanding of the costs of operating a business in Fountain (whether small or big business) and would like a better "reality snapshot" of those impacts on business and expressed she would be sharing with the EDC as that research comes into focus.

NEW BUSINESS topics discussed by the Commission

1. ED Manager Bailey provided a "draft" work plan for Economic Development for the City, which outlines the entities that support those endeavors and fall within the scope of ED Manager responsibilities. The EDC column was discussed in length and how their actions/advocacy supports the other entities of Economic Development. The Board was receptive to the areas proposed to be chaired by the EDC in 2015. The discussion of Retail took shape with the EDC asking "how do we attract retail"? ED Manager suggested the following: organic growth, to look in the surrounding area backyard for a small business to open a second store, and the brand chains through ICSC networks. ED Manager Bailey chaired the EDC to keep an eye on -what's in northern CO or KS markets that she could research and seek to recruit too. Saltgrass Steakhouse was a suggestion by Board.

The Chair asked for announcements. None were proposed, the Chair asked about further business topics. None were proposed. McGrew moved to adjourn, seconded by Thomas, passed unanimously at 7:02 pm.



Kimberly Bailey, Secretary



Date

