



Waverly Community Group, Inc.

WAC Meeting Minutes for Thursday, October 25, 2007; 7-8:30pm

Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Sue Foster, Cate Meyer, John Ostheimer, Ron Splittgerber, Barb Staples, Karl Zeller, and Bob Zimdahl.
(9/11 AC members present)

Absent: Jane Clark, Andy Hatch, George Wallace.

WCG members: Jan Kroeger

General Business Meeting

Secretary's Report: The 9/27 minutes were accepted as emailed. These will be posted to the website.

Treasurer's Report: Sue reported that the balance is still \$273.07.

Old business

1. Old Updates

A. **Bob's Bacon-Kefalis Letter.** Bob received a reply from Bob Bacon's office. Summarization (letter could not be included here):

1. The multifaceted annexation procedures are detailed in Part 1, article 1, title 31 of the CoRevStStat. and the Municipal Annexation Act of 1965.

2. Also the Poundstone II amendment of the Colorado constitution (section 30, article 11) imposes 3 alternative conditions for annexing unincorporated areas.

3. Counties are not empowered to regulate annexations through their 1041 powers.

4. Other laws limiting municipal annexation are HB 01S2-1001 (specifically about flagpole annexations, requires additional land annexation along flagpole) and HB 06-1159 (enclave annexations).

5. Recommendations to contact the county attorney

Discussions with Larry Timm in County Planning Office. Wellington and other communities can annex road ROW. Hiring an attorney would seem to be a next step in fighting flagpole annexations.

B. **Kathay Rennels September Breakfast.** Sue attended and passed around her notes. Discussion centered around:

1. Seaworth's proposed water district and potential for county liability.

The county has requested various guarantees from Seaworth.

2. Confusing county building & planning requirements. The customer Service Advocate is Naomi O'Conner.

3. Uranium mining. CSU analysis provides lowered threat of mining conditions. Mineral rights strength in Colorado is very high. Federal regulations monitor water supplies and sources,

C. **Randy Eubanks Monthly meeting.** No attendees

D. **Randy Eubanks Tour.** This was supposed to occur on October 5th, but Jane was not present at meeting.

E. **Waverly Area Plan.** Bob and Ron met with Larry Timm and received feedback about our current draft plan. He was pleased with our effort and had carefully read the document. The following suggestions are his:

1. Our plan is vague and general. We have asked for nothing. We need to ask for something the county can provide. We already have the best zoning possible.

2. We might be better off to present the plan for “acknowledgement and receipt”. It cannot be incorporated in the County Master Plan.

3. We could ask for use of GoCo money to establish community boundaries. Berthoud and Loveland tried to do this but eventually dropped the request.

4. We could also submit the document as an “Action and Vision Plan.”

5. We need proof that the plan represents the community feeling and documents the crucial issues.

6. Reorganization was suggested to divide it up along the following (3) topics.

A. Background

B. Community ideals and vision

C. Guidelines for area residents

7. He specifically recommended to remove the item about transfer rights from the “Options for Landowners” section because of some missing part (sending/ receiving) in the county transfer process.

8. Ron has obtained the steps we would need to go through if we came up with actionable issues for which the county could act.

Establishing a 45mph maximum speed limits within the community boundaries was suggested as an actionable issues besides community boundaries.

The county will accept the plan without actionable items; our primary Plan purpose then would be community galvanization.

JoAnn Bjarko has obtained a copy of one of the Area Plan drafts, and there was some discussion about inviting her to the FMM, with most discussion against it at this time.

It seems like Bob was going to reorganize the Draft Area Plan along the organization criteria Larry Timm mentioned.

Helen mentioned that Richard Seaworth had withdrawn his flagpole annexation plan, but that the Wellington spokesman (attorney) had encouraged him to reconfigure his flagpole and reapply. (At the 10-9 Wellington Town Board meeting it became apparent that part of the noted flagpole was privately held and not a county road.)

There was also extensive discussion (at the 10-23 Wellington TB mtg) against the possible airport configurations identified in the Feasibility Study, available on Wellington’s website. Gladys Russell is circulating a petition opposing the airport.

2. Upcoming WAC election, ballots, absentee voting. Jan Scott wanted to absentee vote. The ByLaws make no reference to proxy voting, and, judging by last year’s attendance, the slate of candidates may not be known until this point

in the FMM. No proxy voting will be allowed. Jan Kroeger attended this meeting and is a potential At Large nominee; she will not be able to attend the FMM.

3. Full Membership Agenda. Cate handed out the agenda and edits were made. Hopefully she will email the WAC a final version before the FMM. So far we have the following:

Setup

Nametags, handouts, displays, coffee & cookies, plea for email addresses

1. Agenda

9:00 Welcome (Facilitator – Bob, Developer - Cate)

- Introductions
- Agenda Review

9:15 Information Sharing / Updates

- Survey Completion Report
- DRAFT Waverly Area Plan Work
- Mission & Vision Work
 - Information sharing
 - Consensus position statements

9:30 Feedback regarding issues of note from constituents

9:45 Emerging Issues and Priority Assessment

1. Roadways & Traffic

- Owl Canyon paving
- Soapstone access
- Glade Reservoir

2. Effect of Commercial Development

- Seaworth Annexation, Diamond Resort
- Proposed airport

3. Community Boundary Areas

4. Other

- Uranium mining & impact on water system
- Irrigation?
- Other Suggestions?

10:00 Breakout groups to discuss top (3) topics

- Discussion of Issues

- o Issue statement
- o Identify Pros & Cons
- o Timeframe of impact
- o Unanswered questions and potential resources
- o Consensus position, if available

10:30 WAC nominations and elections. for the following positions: (Sue's

ballot)

Quadrant 2 Representative, 1-year, through 09-08

Quadrant 3 Representative (Karl Zeller), 3-year, through 09-10 Karl is running At-Large (ret.? Sue Foster), 3-year, through 09-10

Jan Kroeger has expressed interest
At-Large (ret. Andy Hatch), 3-year, through 09-10

11:00 Door Prizes

11:15 Neighborly visiting/ dessert

Cleanup

2. Exhibits and handouts (10 copies, unless otherwise noted)
 - a. New area map showing Greyhawk Knolls being part of Quad. #3
 - b. Sign-in sheet
 - c. Agenda
 - d. Draft Area Plan
 - e. Notes of County Commissioner meeting 04-02-07 deciding to pave the Owl Canyon Corridor
 - f. Rural Enterprise Handouts
 - g. Questions & Comments sheet
 - h. George's Irrigation handout
 - i. Small Acreage Seminar Notes
 - j. Small Pasture Management handout
 - k. WAC contact sheet
 - l. Final Report of 2006 Survey (3 copies)
 - m. WCG Developable Area (3 copies)
 - n. 2006 survey histogram board
 - o. Jane's laminated Welcome banner
 - p. Bylaws
 - q. Statement of WAC responsibilities (for election)
 - r. Soapstone Information (1 copy)
 - s. NISP response address

Unfortunately Cate will not be able to attend the FMM, so Bob volunteered to run the meeting and the presentation. Cate is still preparing the agenda and power point presentation. Bob will assign individuals to handle the breakout groups as needed. Karl and possibly Jane will also be unable to attend. Helen will bring copies of the WAC contact sheet and some Soapstone information.

New Business – none

The meeting was adjourned at 8:30.

Respectfully submitted,

Helen Boggs, Secretary