



Waverly Community Group, Inc.
WAC Meeting Minutes for Thursday, April 24, 2008, 7-8:30pm
Kathy Monty's house, 1297 ECR 66E

Present: Committee members: Helen Boggs, Jane Clark, Sue Foster, Kathy Monty, Ron Splittgerber,
George Wallace, Karl Zeller, and Bob Zimdahl.
(8/11 WAC members present)

Absent: Jan Kroeger, John Ostheimer, Barb Staples.

WCG members: Tim Monty.

7:18 – call to order and Introductions

Secretary's Report: The February 28th minutes were accepted as emailed and the March 27th minutes were accepted with Jane's edits on the last page.

Treasurer's Report: I think it was reported that we still have the old balance of \$196.07.

Old Business

1. Meetings of interest

A. April 2nd Eubanks – Kathy Monty attended and showed the McGrew parcel being included in Wellington's planned growth boundary. RE has testified at some Denver meetings and wanted to invoke the 1061 (mining bill).

The beetle kill infestation was discussed and the suggestion to ring the trees with [some substance] at a cost of \$2-3 tree. USFS is planning to cut the infected trees.

There were also concerns about the Greeley pipeline through LaPorte.

B. April 7th Wellington open house & mtg – Jane reported that it was a very civil meeting with county residents being well received. Gail Castor seemed to be a most powerful speaker and had 58-72 collected list of names of landowners who were against being included in Wellington's proposed growth area (including McChesney, McGrew, Whitman, Slutsky, M. Blehm, W. Smiley, K. Riedlinger). George gave the Waverly presentation which seemed to be met with reasonableness. Wellington seems to look forward to a good relationship with Waverly. The tone of the meeting was responsible, measured, and looking for specifics. 2 parties spoke in favor of being in Wellington's growth area. There was also some discussion of the proposed airport and the Obermeyer plant. The overall feeling of the Wellington Planning Commission was that it was a negative meeting with only 2 persons supporting their proposed new IGA boundaries. (Only 6 persons from Wellington attended.)

C. April 9th Rennels – Sue handed out notes.

2. George's Area Plan – The draft plan has been circulated again to Larry Timm, the Wellington Planning Commission, Russ Legg (Sr. Co. Planner), J. Bennett (Co. Planning Dept.). Special emphasis is being made on community separators. George will make the county's recommendations and email the plan revisions plus the executive summary to WAC members. Quadrant Representatives will then email copies of that draft revision to their constituents-with-email for review and comment.

New Business

1. Chuck Mayhugh April 17th mtg - Chuck suggested having a community separator which ran down to Hwy 1. Chuck has historical preservation experience and likes our quality of life issues. He is on the Wellington Planning Commission. Chuck was complimentary of our position and seemed to like a proposed separator between CRs 11 and 13. This makes sense because of all the water bodies in this area. He was not in favor of the proposed airport, thinking that airport maintenance was beyond Wellington's capability at this time.

2. Waverly has been invited to present its position to a work session of the Wellington Planning Commission May 5th at 6pm at the Leeper Center. Ron is planning to go and take maps. If others on the WPC agree, it is possible that individuals in the WAC could approach the landowners in the separator area, specially after the special June 26th Land Trust Seminar. Jane will also ask Gail Castor if she is interested in the upcoming Land Trust Seminar and involving her people.

3. Larry Timm April 21st mtg – Ron will send WAC members copies of the feedback, but essentially he liked the mechanics of the plan, the plan content, and the committee functions of the WAC, BUT we cannot have our own Transportation Plan. His bottom line recommendation was that we go ahead and use our system and get community support to adopt the area plan. Later we can submit to the County Commissioners, who would probably support it and adopt it in some form, possibly “for acceptance and acknowledgement.” What we might want to avoid would be to become an arm of the County Commissioners, appointed at their discretion (from submitted applicants) to accomplish their recommendations (instead of those of the community). Under that scenario we would not be able to approach Wellington and discuss the issues as we are now doing.

Russ and Jill are viewing our plan favorably and would like to possibly use Waverly to pilot alternatives to acknowledgement of communities in the Larimer County Master Plan.

4. Land Trust Conservation Seminar, June 26th from 6:30 to 8:30 – Kathy volunteered to help Jane with notices to the specific landowners targeted for this June Seminar.

5. Helen noted she had received an invitation to an informative Pancake Breakfast at the Obermeyer plant April 26th. A report will be forthcoming.

The meeting was adjourned a little after 8:45pm.

Respectfully submitted,

Helen Boggs, Secretary