



W A V E R L Y
Colorado

DRAFT

Waverly Community Group, Inc.

www.waverlycommunity.org

Waverly Community Board* Meeting Minutes for Monday, Jan. 27, 2020, 7:30 pm

Doug Gudenkauf's home, 821 ECR 70

Committee Members Present: Letitia Betchel, Chair; Jan Kroeger, Vice Chair & Treasurer; Helen Boggs, Secretary, Doug Gudenkauf, George Reed, Ron Splittgerber (6/8 WAC members present; 5 are needed for a quorum) Jane Clark, Recording Secretary

Committee Members Absent: Carolyn Ownby, Steve Sarno

Guests: Sue Reed

A quorum was reached at 7:30. The Chair welcomed board members and guests.

Secretary's Report: The Oct. 28, 2019 minutes were approved for placement on the website. It was noted the November 25, 2019 meeting had been cancelled due to weather.

Treasurer's Report: The Treasurer Report showed a balance of \$713.24 as of Oct. 28, 2019. Since then, one check was written for \$38.89 to Jane Clark for sign change materials for Annual Meeting, plus receipt of one \$20 donation at the Annual meeting for a current balance \$694.35. The report was approved.

Comments from Guests: None.

Old/Continuing Business

1. **Meetings of Local Interest:** George noted the NPIC shareholder meeting will be 2.3.20 at Windsong and that the Annual Report just out showed shares selling between \$165K and \$180K. Water supply for irrigation season is good so far.

The other meeting of note was the Community Conversation hosted by Commissioner Kefalas at the Leeper Center. Sallie Clark with the USDA gave an overview of their programs aimed at helping rural communities with developing anything from a new fire department building to helping keep grocery stores in rural communities with few resources, to other infrastructure projects. The program also offers low interest loans and information for grant resources. Helen Boggs took extensive notes which are attached at the end of these minutes. Larimer County Broadband update was also given by Pam Marcus-Bause, notes also attached hereto.

2. **Annual Meeting Results/Recommendations:** Gathering/Meeting was "fabulous." Prizes were good, attendance and signage were good. If we want to hold at Buckeye School again this year, price will be \$150 plus \$50 for rental and insurance cost. Doug was encouraged to bring the beekeeper man again for Beekeeping, Part II.

New Business

1. **Election of Officers:** As November 25 regular meeting had been cancelled due to weather, the officers were elected by email. Slate was Letitia Betchel, Chair; Jan Kroeger, Vice Chair/Treas.; Helen Boggs, Secretary. They were confirmed by unanimous vote at this meeting. Jane will stay on as volunteer Recording Sec.

2. **School Status:** Jane reported having talked with the listing broker who said the property is under contract with an intended use as a private home. There could be a possibility the new owners would allow/welcome the WCG to have access for events or meetings. All remains to be seen. The point was made that even if the new owner would grant WCG some access to the property, what if a subsequent owner would not? There was discussion as to whether the USDA (referenced above) could help a community like Waverly develop its own community center. The USDA folks had many ideas as to how that could happen, and the bottom line was that no one (agency, County, etc.) would just “give” a community center. Ultimately it would have to be a community desire and decision and would be a long process. First it would have to be determined what it could look like, if the community would value one, and what resources could be contributed to the effort. The board asked Jane to communicate with the USDA folks to find out if, in collaboration with the County, they could help draft and conduct (and pay for) an arms-length, unbiased survey of the community to determine if there was any interest in such a project.
3. **2020 Calendar and locations:** After discussion about possible changes to the meeting day from Monday to Wednesday, or number of meetings per year, and whether to have on same days as Comm. Kefalas conversation, it was decided the calendar would be fixed as attached unless otherwise agreed upon. Jane will post dates on website.
4. **Other topics as suggested by Board Members:** There was mention made that Ed Cannon, Wellington Town Administrator, announced at the Community Conversation (referenced above) that Wellington would be putting together its new Master Plan in 2020. He reminded Waverly residents that they are invited to give input to their process and Plan. Visit townofwellington.com in February.

Other Items

1. **Board Member prepared comments:** Letitia let the Board know she and Ken will be moving to Severance to be closer to the children, so she will be stepping down as Chair. The Board offered their best wishes and immense appreciation for the great job she has done for the Board and the community. The Board was also glad to have Doug Gudenkauf elected as the new chair.
2. **Website/Resource List/Facebook Update:** Nothing of significance to report.

The meeting was adjourned at 8:35 pm.

Respectfully submitted, Jane Clark, Recording Secretary

*Waverly Community Board, elected 11/2/19, and Officers elected 11/25/19 via email vote:
Letitia Betchel, Chair (stepping down); Jan Kroeger, V. Chair and Treasurer; Helen Boggs, Secretary; Doug Gudenkauf, new Chair (1.27.20); Carolyn Ownby, George Reed, Steve Sarno, Ron Splittgerber,

Next regular WCB Meeting
Monday, APRIL 27, 2020
At Doug's-821 ECR 70
7:30 pm

2020 WAVERLY MEETING DATES

WCB BOARD MEETINGS

7:30 – 8:30 pm

**LOCATIONS: Gudenkauf
Residence- 821 E.CR 70**

Until further notice

January 27

No February

No March

April 27

No May

June 22

No July

August 24

No September

October 26

November 23

No December

Community Events

JAN 22 – Comm. Kefalas - LEEPER CTR.

APRIL 22 – Comm. Kefalas BUCKEYE

JULY 22 – Comm. Kefalas BUCKEYE

Sept. 5 – Pancake Bkfst., Fire Stn.

OCTOBER 21 – Comm. Kefalas BUCKEYE

Nov. 7 – Ann'l Mtg.– BUCKEYE??

The Rural Development Arm of USDA invests in projects in many areas: Farm & Ranch, Forest Service, Water & Drainage Protection, Economic Commercial Development, county needs, education, safety, fire, medical needs. If a community needs a school, hospital, grocery store this is one of the places to go.

There are 3 areas of expertise

- A. Rural & affordable housing
 - B. Business & economic development
 - C. Communications infrastructure
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- A. Rural & affordable housing can provide
 - a. Low income mortgage loans – some w/ no down payment, will loan for some mobile homes
 - b. Direct home loans – some w/ no down payment, will loan for some mobile homes
 - c. Health & life safety. Repair (up to \$7500) for low income property grant. Must meet eligibility guidelines & be homeowner.
 - d. Health & life safety loans to others up to \$20,000 @ 1% interest (interest may change quarterly).
 - e. Multifamily rentals for low income, disabled, or farm labor.
 - B. Business & economic development.
 - a. Grants/ loans for capital equipment, job training, support facilities(?)
 - b. Loans to individuals, co-ops, possibly other groups, etc, similar to SBA (Small Business Administration). Loans are usually small, but under some circumstances can go as high as \$5 million.
 - C. Community Infrastructure – often for populations of 20,000 that can finance for 40 years
 - a. Direct guaranteed loans & grants for healthcare, education, or community service
 - b. Specialty is hospitals, but can also include fire stations, adult and child daycare programs, veterans services, water & environmental upgrades, water & waste water disposal systems for populations less than 10,000, and grant-loan combinations to towns

There are 6 field offices as well as the main office in Denver. The Yuma County office in Wray is the rural office in our district. The address & phone is 247 N Clay, Suite 2; Wray CO, 970-332-3107.

More information is available at www.rd.usda.gov/co or at sallie.clark@usda.gov

The idea was brought up for a non-profit generating Waverly Community Center, possibly a metal building costing ~\$100/ Sq. Ft + land for staging various events and meetings.

Sallie's Suggestions:

USDA might loan

REA has a "Red Leg program" and will sometimes do things for communities

EDA (Economic Development Agency) has some programs, possibly just for planning. Talk w/ "PJ" in the Craig office.

Rural Philanthropy Days event – this is a non-profit forum. Send Sallie an email to add yourself to notification list.

Rural Development Newsletter – send Sallie an email to subscribe. Various philanthropic organizations (Gates Fdn, El Pomar) will state their eligibility requirements on their websites.

Broadband:

Larimer County Broadband

01-22-20

Pam Marcus-Bause, Larimer Broadband Strategic Initiative Manager,
pmarcus-bause@larimer.org

Senate Bill 152 passed, allowing Larimer County to partner w/ USDA Rural Development Office in various projects.

A feasibility study for connecting all of Larimer County has been completed. It is expected to be costly and challenging, especially in the mountainous areas of the county. Fiber optic cable has been selected as the vehicle for signal delivery, either buried or carried by poles. The study can be reviewed and commented on somewhere in the Larimer.org website.

Tasks to be completed are :

1. The county's strategic Broadband goals for 2020 with regard to public infrastructure, funding, staffing, emergency management, safety, among others.
2. Comprehensive GIS mapping
3. Investigation of available resources and collaborations with other departments for short and longterm options.
4. Plan selection and implementation

There will be a County Commissioner work session on February 12 where more information will be available. (There is usually no opportunity at work sessions for citizen comment, just the availability of more information.)

This is an opportunity for personal involvement if you so desire.

SPECIAL NOTE:

Also the Wellington town administrator was present and reported that Wellington had completed their new 2020 Master Plan and in February would start accepting public input. A personal request for review was extended to Waverly residents. This new plan should be available at the official town website townofwellington.com in February. He did not mention anything about an IGA.