

**Waverly Advisory Committee  
Minutes for July 27, 2006**

Present: Committee Members: Jud Brown, Sue Foster, Andy Hatch, Cate Meyer, Ron Splittgerber, Bob Zimdahl, Jane Clark.

Absent: Amy Wagner, George Wallace, Karl Zeller, Helen Boggs

Community residents: Sonia Brown, Nancy Wallace

Having a quorum present, Bob Zimdahl, Chair, called the meeting to order. June 29<sup>th</sup> meeting minutes having been e-mailed to all, committee members approved as presented.

Sue Foster, acting treasurer, reported \$299.14 balance w/ no expenses during past month.

According to the prepared agenda, the following items were presented:

**Incorporation of WCG:**

Nancy Wallace reported that incorporation paperwork has been prepared showing *Waverly Community Group Inc.* as a Colorado Non-Profit. The entity will have a tax-exempt number, but any contributions made by individuals can not be considered "tax-deductible". Organization would provide a tax report if funds retained are above \$500.

Helen Boggs is listed as *Registered Agent*, Sue Foster, Bob Zimdahl and George Wallace are entered as *board members of record*. E-mail contact is Nancy Wallace.

Members agreed that future public references for W.C.G. be shown with *Inc.* added.

**Owl Canyon Road - Transportation Meetings**

Sue Foster had referred to a meeting concerning transportation planning for northern Larimer County held in Loveland w/ Loveland City Council, Fort Collins City Council and Larimer County Commissioners. Contact with Frank Lancaster/ Larimer County staff, indicated that the reference to Owl Canyon Rd. had only to do with maintenance and upkeep, not with larger issue of truck by-pass.

Group discussion addressed the need for W.C.G. to be aware and educated about the City of Ft. Collins' actions which might lead to the truck bypass question being placed on the City's ballot this fall. As a County-recognized entity, the

W.C.G. needs to be kept informed about issue status; therefore, Bob Zimdahl will contact the City of Fort Collins to request notification of future actions that may arise. Jane Clark commented that several years ago, the Northern Larimer County Alliance did have influence on past (City) decisions about the bypass. Commissioners are consulted annually; routing decisions will be tied to funding sources.

Sue Foster read a memo received from Larimer County Engineering staff concerning dates for public-input meetings on the Larimer County Master Transportation Plan. These meetings occur

**Aug. 22, 4:30 – 7:30pm**; Thompson School District Offices, 800 So. Taft Ave.; Loveland and

**Aug. 29, 4:30 – 7:30pm**; Columbine Room – Lincoln Center; Fort Collins.

Further information will soon be posted on County website, [www.larimer.org](http://www.larimer.org).

### **Community Survey Summaries – Jud Brown**

After receiving committee members' input on summarizing written responses to survey questions, Jud prepared the consensus statements for full committee review.

#### Discussion:

When phrases “most” or “larger portion” are used in the summary, how may that relate as actual percentage of respondents? Though survey sample was small, can we arrive at more precise wording? (i.e. Of 395 surveys, 61 were returned.) Can we address *quantitative* as well as *qualitative* responses? How do we look at *subjective* as well as *statistical* components? George Wallace's work to prepare statistical report is completed, but his absence prevented review at this meeting. See his e-mail of last week for copy of report.

Could subjective responses be included as an appendix? Appears from responses that most residents (of those responding) are not in favor of any major changes to the community area. A significant number of respondents expressed desire that commercial development(s) be avoided.

Regarding the topic of appropriate rural economic development, Jane Clark commented that Kathay Rennels' discussion approached from a “What-If...” view isn't necessarily applicable in terms of Larimer County's overhead costs for rural communities. Higher levels of economic activities may lead to greater expense by County. As Commissioner Rennels and the County explore ways to allow rural economic activity to take place on a more vigorous level as one way to offset landowners having no other choices but to sell to developers when they can't “make ends meet on the farm or ranch,” it must be noted that small cottage industry activity such as is being explored by the County is not typically going to be of benefit to the large landowners. They are not going to look to opening a

machine shop or saddle repair shop to cure their financial challenges – they will in fact, develop.

Nancy Wallace remarked that we still need to be in touch with the several large landowners in the Waverly area to let them know of different ways to realize financial gain without necessarily maximizing development. She agreed that the possible program the County is exploring would really only bring more traffic to the area in order to serve a potential myriad of small businesses. Jane and Nancy thought we should stay in touch with the County planners (Ponce-Pore) on this issue so it doesn't become the very thing people have said they don't want--- more traffic and business activity in the rural area. Most people who have small-acreage or "hobby" farms in the area have other incomes anyway and don't necessarily need to be encouraged to open a cottage business.

Jud will revise summary statements as suggested and e-mail to all. Contact him if further input.

Nancy Wallace reminded importance of identifying several of area's larger landowners who may consider future development. Such possibility will have significant impact for anticipated sub-area planning considerations.

### **Concerning Survey Results Presentation at September Meeting:**

Discussion:

How should the agenda for September be shaped? Should there be a series of activities in addition to the business meeting? What time of day? What length for meeting? Members suggested time to be 3:00 – 5:00pm.

Several felt the need to set a tone of "ask and listen". Attendees who had not returned survey but wished to complete should have opportunity. How would those responses be incorporated into results? Statistical material developed by George Wallace students can be updated as can the verbal summaries.

Presentation of W.C.G. status with Larimer County should be addressed. Gather further input about County's exploration of rural business activities. Survey results suggest that "cottage-industry" potential may be inappropriate for the Waverly community...e.g. concerns about traffic & "commercial" activities.

After recognizing the importance of discussion topics during business meeting, members agreed additional activities would not be appropriate. Mailer invitation could include having a "dessert potluck" and perhaps door prizes. Sue Foster described the possible contributions by select Turning Point students in setting up for meeting, offering tours of the school and Waverly history displays/ documents. Lisa Broeder, Education Director and Patti Roseberry, Social Studies Instructor are interested to help if W.A.C. wishes to include T.Pnt. These presentations would not be "activities" but *options*

Committee members will work out survey results presentations / charts, including quadrant maps and finalize at August meeting. Emphasis will be positive attitude about community future and expectation of using survey results to move carefully toward future planning.

Nancy Wallace reported that in her review of several questions raised at last general meeting, none indicated changes to current Bylaws

Additionally, voting for six vacant positions needs to be arranged. Announce the positions and ask for nominations from the floor. Those currently serving as committee members can express their intention to continue or not and be nominated or nominate themselves. Bob Zimdahl agreed to design voting procedure.

Bob Zimdahl will be away September 30; Cate Meyer agreed to chair General Meeting.

No further business being presented, members agreed to adjourn. August meeting will be at Turning Point/ Waverly School on the 31<sup>st</sup> at 7:00pm.

Respectfully submitted,  
Sue Foster (acting for Helen Boggs, Secretary)