



The Ranch News October 2008 Volume 3 Number 2

## Town Message from Mayor Boyd Siddoway

Friends, Town Citizens, Association Members and Critics:

The Town of Star Valley Ranch is nearly three years old. We have come a long way in our three years. And yet, we still have a long, long way to go. All our accomplishments have come about with a team made up of five individuals each councilman exerting their individual talents and experiences to improve, enhance and better our ultimate accomplishments, yet with the same basic goals and beliefs. In my opinion, our Town has had the luxury of outstanding councilmen serving with me, serving you.

Our relationship with the Association has had its ups and downs. We had some rocky times in the beginning separating responsibilities, so we signed a Joint Responsibility Resolution, and we have all agreed to and have all signed an updated version. Over the last 19 months, we have had an excellent partnership. It has been a professional, arms length relationship. The last two Chairmen of the Board and I have met almost weekly to exchange ideas, confirm commitments and discuss differences. Problems sure; but they are resolved efficiently, effectively, ethically and professionally, like you would expect us to do. Our two office staffs communicate daily to answer, confirm and coordinate the Association's and Town's operations and records. Our two water departments with the aid of the Town's road department have worked together for the common good and public safety of our community.

The upcoming election for the two seats on our Town Council will be an important event in the short history of this Town. You have the power, the right and the obligation to set the direction of this Town for the next two years. Please take the time to know what each candidate stands for and what they will do for you and our community. See page 5 for a brief synopsis of each candidate. Then, please take the time to vote what your knowledge and conscience dictates. You have the choice. You will receive what you ask for!

### ***Mission Statement***

***Our mission is to make the Town of Star Valley Ranch a great place to live. Our focus will be to enhance our culinary water system, improve our roads and public safety for all citizens, property owners, and visitors. Officially adopted March 14, 2006***

### ***Vision Statement***

***Our vision...A pleasant country setting, where the entire community enjoys the beauty of nature, family and friends, recreation, peace and diversity. Officially adopted March 14, 2006***



## **Major Town Accomplishments and Activities Taking Place Now**

***Input from the Town Mayor, Town Councilmen,  
Town Administrator, Town Clerk and Town Water Utility Billing Specialist***

**Detailed information is available on the Town's Website  
[www@starvalleyranchwy.org](http://www.starvalleyranchwy.org)**

### **Culinary Water:**

- The culinary water system was transferred to the Town in May of 2007. The Wyoming Water Development Commission (WWDC) has committed \$800,000 on our Town through 100% grants (no Town matches). The first \$200,000 (committed prior to incorporation) was for a study of our current culinary water system with recommendations for improvements and expansions to our system to support our Town's future, full-build-out population.
- The WWDC is currently in the process of spending the additional \$600,000 grant for additional water sources and well development. As part of this 100% grant, three test bores have already been drilled to depth of over 750 feet. Currently, they are developing the most promising site by drilling a full scale well. Assuming this site proves out, the Town will be applying to WWDC this fall for the purchase of this proven well at a price of 1/3 the actual cost of the construction costs. We will also apply for 1/3 matching grants for a transmission line from the new well to our current lines and the construction of an additional 400,000 gallon storage tank.
- The total recommended project includes new water sources (wells), transmission lines, storage tanks, water meters, fire hydrants and the replacement and upgrades to approximately half of our deteriorated (over 138 leaks were identified last fall), under sized, distribution lines. The estimated cost of the total project is nearly \$18,000,000. If we are successful in applying for available 50% grants, our share will be approximately \$9,000,000. The Town's challenge is to maximize our grant money, minimize our costs and supplement the approximate \$650,000 a year payments as much as we can possibly do.

### **Town Road Improvements:**

- Town snow removal began the winter of 2005-2006 with responsibility for snow removal by advertising for bids and contracting with a private company. These services cost less than SVRA reported they had been spending in previous years.
- Town snow removal for season of 2006-2007 was once again contracted out but cost less money than this previous year, and the Town began acquiring its own equipment.
- The roads were obtained through an eminent domain proceeding in the spring of 2007.
- The Town will do snow removal for this season with the addition to our equipment inventory of two new rotary plows that attach to our tractor and loader that will allow us to clear smaller areas such as cul-de-sacs, etc. as well as another 10 wheel sander, plow truck purchased from the Wyoming DOT. Many improvements in our snow removal capabilities. Increase every season because of the leadership of our Public Works Director, Warren Webb and his crew.
- The roads have been improved by building new gravel base and improving drainage, which has been a major problem since the roads were never built to any design to provide for drainage. The Town also purchased equipment to do all its own dust guarding. Each year that the roads are dust guarded will improve the durability of the roads.
- The main consideration as far as spending money on the roads is that we don't want to do improvements that will be destroyed when we build our new water system.
- Several roads were renamed to help avoid confusion of emergency services. The Town was awarded a grant to install new highly reflective street name signs throughout the Town.

### **Master Plan:**

- The contract to develop the Master Plan was awarded to Pederson Planning Consultants to develop the Town Master Plan in June, 2007.

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- Extensive coordination took place with Community, Town Council and Town Planning and Zoning Board.
- Public Hearings and briefings were held for Community and Lincoln County Commissioners.
- The Town Master Plan was officially adopted September 9, 2008. This Master Plan has been made available through a grant of approximately \$25,000 from the Wyoming Business Council and approximately \$8,300 in Town funds.

#### **Planning and Zoning:**

- A Town Planning and Zoning Board was established in July, 2007.
- Residential building standards and requirements for building permits were implemented January 1, 2008.
- Sixteen building permits for new homes have been issued since January 1, 2008. The Town of Star Valley Ranch, Wyoming now has 948 homes, existing or under construction.

#### **Building Ordinances:**

- Ordinances are being established to adopt, effective January 1, 2009, building codes and standards for all residential and commercial construction in Star Valley Ranch, as established by the of the 2006 International Code Council.

#### **Animal Control Ordinance:**

- The enforcement of this Ordinance started September 1, 2008.
- The Dog License Application is on the Town's Website and available at Town Hall.

#### **Enforcement of Ordinances:**

- Penalties for Violations of Town Ordinances has been put into place
- A Special Municipal Officer has been appointed for enforcement of Ordinances.
- A Municipal Judge has been appointed.
- A Town Court Clerk has been appointed.

#### **BLM Land Acquisition:**

- An Application and Plan of Development was filed with the Bureau of Land Management (BLM) in May 2008 with an anticipated lease completion date of September 2008.
- Latest status from the Land Specialist assigned to the Town project by the BLM is that all of the reports were completed and advertisement started in the Federal Register the middle of August. The last day for comments from the public was October 2, 2008. The lease should be completed by the first part of November 2008.
- Information is being collected for the construction of the Town's Public Works maintenance building and equipment storage sheds. No final decisions can be made until the Town has the completed lease for the BLM property.

#### **Star Valley Ranch Mail Center:**

- The Mail Center ribbon cutting celebration took place July 12, 2008. Mail delivery started July 14, 2008.
- Post Office Boxes are still available. Contact or stop by Town Hall and fill out an official mail service form. The one-time box key charge is \$35.00.
- The Mail Center is a non-personnel Unit; therefore, any mail forwarding or change-of-address requests must be done at the Thayne Post Office. (You can also go on-line at [www.usps.com](http://www.usps.com)) There are no changes in the mail forwarding procedure as a result of the Star Valley Ranch Mail Center.

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**Water Utility Billing Update:**

- The 2008-2009 fiscal year billing went out July 1, 2008
- On September 4, 2008, 85% of those billed have paid which amounted to \$153,715.
- 52% of the money projected to be received for this fiscal year has been collected to date. However, this figure includes those that have paid a full year in advance to take advantage of our 10% discount. Payment was needed by August 10, 2008 to qualify for the discount.
- \$30,600 was collected for new service connections. There were 6 new installs.
- All past due accounts are paid in full. The only accounts owing are from the current quarter billing.
- Three water connections remain disconnected for nonpayment and will be charged accordingly when services are restored. These water connections are to vacant homes.

**Town of Star Valley Ranch - Budget Summary as of August 2008**

<b>Town's General Fund</b>	<b>Annual</b>	<b>Budget T-D</b>	<b>Actual T-D</b>	<b>% T-D</b>
Sources of Funds	2,589,397	431,566	367,683	14.2%
Operating Expense Budget	999,780	166,630	200,406	20.0%
Capital Investment Budget	<u>830,000</u>	<u>138,333</u>	<u>88,620</u>	10.7%
Total Expenses & Cap Investments	<u>1,829,780</u>	<u>304,963</u>	<u>289,026</u>	15.8%
Excess Funds	759,617	126,603	78,657	10.4%
Loans to Water Utility	201,522	33,587	0	0.0%
Net Funds Available for Investments	<u>558,095</u>	<u>93,016</u>	<u>78,657</u>	14.1%
Net Sources and Uses of Funds	0	0	0	
<b>Water Utility Fund</b>	<b>Annual</b>	<b>Budget T-D</b>	<b>Actual T-D</b>	<b>% T-D</b>
Sources of Funds	496,253	82,709	82,935	16.7%
Loans from Town	<u>201,522</u>	<u>33,587</u>	<u>0</u>	0.0%
Total Available Funds	697,775	116,296	82,935	11.9%
Operating Expense Budget	562,775	93,796	0	0.0%
Capital Investment Budget	<u>135,000</u>	<u>22,500</u>	<u>0</u>	0.0%
Total Expenses & Capital Invest-	<u>697,775</u>	<u>116,296</u>	<u>0</u>	0.0%
Net Sources and Uses of Funds	0	0	82,935	

**For Full Details, see [www@starvalleyranchwy.org](http://www.starvalleyranchwy.org) (Financials)**



**Statements from Candidates for Town Council:**

(listed in alphabetical order)

***"The Candidate Articles presented in this newsletter do not necessarily represent the opinion of the Town or the current Council. The Candidate Articles were not edited for content or accuracy."***

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**Kent Harker**, Candidate for Re-election to Town Council

307-883-4578; khark@silverstar.com

I am proud of the Town's accomplishments since its incorporation!

Since my election in 2005, my main assignments have been Public Works and Facilities. We have made many improvements on the roads. We have a good snow removal system and will do even better in the future.

We improved the water system by repairing many leaks. We completed three test wells. We will be drilling a well on the BLM 40 acres in September. We will build a new water system with additional storage and fire protection.

We applied to acquire the BLM 40 acre parcel and will have the lease by November. We will develop 35 acres for recreation and 5 acres for Public Works facilities. We are annexing the BLM parcel to the Town.

We sponsored an engineering study grant for SVRA to determine if the barn and silo complex is a good candidate for restoration and improvement.

We applied for a Wyoming Business-ready grant to rebuild part of Vista Drive. These grants require only a 10% match from the Town.

We built a postal facility that many people use.

I am very conservative when spending your money and I always try to keep costs as low as possible.

The Council has been working cooperatively with the SVRA board, which serves all of the members of the Town and the Association. I am for responsible management of the Association, not for its demise. The Town should focus on the projects at hand, water, roads and public safety and not the recreational aspects of our community at this time.

I am happy to answer any of your questions or concerns so give me a call.

I ask for your vote and would appreciate your support as we move ahead with the next phase of this exciting endeavor.

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**Edwin A. Koch**, Candidate for Town Council

307-883-3770; eakoch@silverstar.com

To ensure our Quality of Life, we must prepare for the future by looking, not 5 year, but 50 years into the future. I fully support and promote:

\*Pursuit of additional sources of water required for culinary purposes covering current and future growth, and also for the life safety and fire prevention needs of the town. Infrastructure must be enhanced to allow for greater secure water storage capacity, improved and larger transmission lines cross feeding the system, fire suppression capabilities and updated culinary water delivery to homes and properties.

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\*Acquisition of the BLM land as part of the long range health and fitness focus outlined in the Towns Municipal Master Plan.

\*Recommend neighborhood parks.

\*Develop, rebuild and improve the main entrance commercial infrastructure at Muddy String Rd and Vista Drive utilizing available 90% WBC Community Readiness Grant funds. Thus enhancing the image of the Town, improving vehicular safety, and provide a new tax base from commercial storefronts and businesses.

\*Fiscal responsibility and continued communication with the SVRA

\*Complete the Towns purchase of the SVRA maintenance yard. Base on the information provided, the sale is a good deal for all parties. At a fair price, the Town receives land and facilities that it needs, and SVRA disposes of assets that it no longer requires. Some existing arguments do not take into consideration that the Town will continue to grow, both in population and geographic boundaries. By completing the sale, the SVRA and therefore ALL current association members receive undiluted value for their asset. As a result of projected growth, the Association's net-worth, and therefore each SVRA member's interest, would be greatly reduced if the current agreement were invalidated or cancelled, and then subsequently renegotiated to merely transfer ownership for \$1.00.

I thank you for your support and ask for your vote.

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**Andy Moffett**, Candidate for Town Council

307- 883-5099, andyforcouncil@earthlink.net

Do you and your loved ones want a future dominated by the special interests of the Star Valley Ranch Association at your expense? When you went to the polls in 2005 and declared, "Let's form a town to fund infrastructure needs of the citizens," did you know you were really voting to create the only municipality in the United States in which the people's interests are secondary to those of a homeowners association's incompetently managed financial affairs?

If so, you'll be happy with where the SVRA's handpicked newcomer Koch and Councilman Harker want to take you and the taxpayers. "Progress," as they call it, is code for the continuing diversion of hundreds of thousands of dollars of your taxes to the obsolete SVRA for intangibles and property you've already paid for at the expense of public priorities residents of a duly created municipality are entitled to. Voting for Koch and Harker concedes, "I want my town to develop the way the SVRA sees fit." And Mr. Harker has called you, his hard-working constituents who demand that the SVRA get out of your lives, "a small group of dissidents."

Are you a dissident? If you want enhanced public safety for you and your kids, you're a dissident. If you think the Town should contribute more toward Thayne's Fire and EMS teams, you're a dissident. If you'd like to see more resources for Public Works for road repairs and snow removal, you're a dissident. If you believe enforced municipal ordinances supersede gridlocked DCC&Rs, you're a dissident. If you support our seniors at the municipal level, you're a dissident. If you know the Town needs to save every available dollar for major water projects to come, you're a dissident.

Russ Storbo and I will always help working families and residents first, not the SVRA.



**Russ Storbo**, Candidate for Town Council

307- 883-2665, fort\_jr50@silverstar.com

My platform and objectives include:

\*SVR has two forms of government, two planning boards and two jurisdictions, we need only one. We can't afford this redundancy.

\*Town ordinances only take three readings (3 months to implement, modify or rescind), the DCC&R's take 20 years and 70% approval.

\*The town has become the financial arm for the SVRA, and has and is attempting to, send hundreds of thousands of dollars to the SVRA for water, infrastructure, projects, equipment, buildings and favors. This practice must terminate as we already own these things, because we are all members of the SVRA.

\*Town contracts must be made to be more transparent and crystal clear so we all understand what we are entering into. The culinary water contract and consent to transfer has caused a lot of confusion and is an example of not being clear.

\*I promise, if elected, to not vote to send large sums of money to the SVRA. It must learn to be self sufficient and stand on its' own. I promise to promote public safety, road maintenance in a timely manner, adequate water supplies, municipal recreation and parks and other projects and programs that benefit a typical municipality anywhere else in Wyoming.

I have an AA degree in Wildlife Management and a Bachelors degree in Recreation and Park Administration. I am a Viet-Nam veteran and have worked as a Ranger for the National Park Service at Yosemite National Park and Lake Mead National Recreation Area in Las Vegas, as an Outdoor Recreation Planner for the BLM in Las Vegas, Kemmerer, Rock Springs and for the Bureau of Reclamation in Grand Junction, Colorado. I know land and water law, planning and implementation, I am qualified for the job and will work hard for the citizens of SVR.

### **Remember to Vote on Tuesday, November 4th**

The General Election is November 4, 2008. Absentee Ballots for this election can be requested by calling the Lincoln County Clerk at 1-800-442-9001, extension 2020 or 2021. If you are not a registered voter, you can register to vote on election day. The General Election voting takes place at the SVRA Library, 782 Vista East Drive. Polls open from 7:00 a.m. to 7:00 p.m. Exercise your patriotic duty and privilege and VOTE.



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Fax: 307-883-TFAX (8329)  
[www.starvalleyranchwy.org](http://www.starvalleyranchwy.org)  
[svrtown@silverstar.com](mailto:svrtown@silverstar.com)

Town Road "Hotline" 307-880-ROADS  
Town Water "Hotline" 307-880-WATER

## **Town of Star Valley Ranch Personnel**

### **Mayor:**

J. Boyd Siddoway — [svrmayor@silverstar.com](mailto:svrmayor@silverstar.com)

### **Councilmen:**

Kent B. Harker — [khark@silverstar.com](mailto:khark@silverstar.com)

George A. Redlin — [redlinaz@aol.com](mailto:redlinaz@aol.com)

Carol J. Warren — [cjw@silverstar.com](mailto:cjw@silverstar.com)

Jimmy D. Wheeler — [jim96san@silverstar.com](mailto:jim96san@silverstar.com)

### **Town Public Works**

Warren Webb, Director — [svrwater@silverstar.com](mailto:svrwater@silverstar.com)

### **Town Office::**

Brenda Bauer, Town Clerk — [svrtown@silverstar.com](mailto:svrtown@silverstar.com)

Gregg Wilkes, Asst to Mayor — [svradmin@silverstar.com](mailto:svradmin@silverstar.com)

Yolanda Navarrete—Town Billing Clerk / Secretary—[svrh2o@silverstar.com](mailto:svrh2o@silverstar.com)

### **Special Municipal Officers**

Peggy Parker—[pjinjhwy@aol.com](mailto:pjinjhwy@aol.com)

Warren Webb— [svrwater@silverstar.com](mailto:svrwater@silverstar.com)

Yolanda Navarrete—[svrh2o@silverstar.com](mailto:svrh2o@silverstar.com)

**This Newsletter is being sent to all the property owners in the Town of Star Valley Ranch**