



The Ranch News April 2009 Volume 4 Number 1

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

Town Message by Mayor Boyd Siddoway

Culinary Water

We continue to focus most of our time and resources on the committed improvements to our water system and as a reminder the following projects have been completed.

Project	Grant Agency	Grant	Town Match
Culinary Water Study	Wyoming Water Development Commission (WWDC)	\$200,000	-\$0-
Culinary Water Source Exploration Drilled and prioritize three test wells	WWDC	\$600,000	-\$0-

The following projects have been approved and are in process:

The Town is able to afford the cash matches primarily due to the funds received from the "5th Penny" Sales Tax Revenues. On average, our Town residents pay 17 cents of each dollar of Sales Tax collected in Lincoln County. Another way to look at this if our Town Match is \$100,000, we in Lincoln County are only paying in about \$17,000 and the majority of the rest is paid by industry, businesses, tourists and others. What a great deal!



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Project	Grant Agency	Grant	Town Match
WWDC Level III – Phase 1 -(2009) BLM Well On-line + Trans. Line, -(2010) New additional 400,000 gallon Prater Tank + Trans. Line, -(2010) SCADA System	WWDC	\$1.75 Million	\$0.86 Million (Loan: 4%, 30 Year)
Front Entrance Infrastructure -(2009) 12" Trans. line from Green Canyon to Vista Dr.& Vista East Dr, -(2009) 8" Line and Fire Hydrants North Side Front Entrance] -(2009) Reconstruction of Vista Drive at Front Entrance	WBC	\$1.38 Million	\$0.15 Million (Cash)
Public Works Storage Building -(2009) Maintenance Shed built on BLM Land	State Land & Investment Board (SLIB) Section 329 Block Grant	\$109,000	\$41,000
Public Works Shop & Offices -(2009) Maintenance Building on BLM Land	State Land & Investment Board (SLIB) Consent Block Grant	\$495,000	\$155,000

The above dates are reasonably accurate based on today's knowledge. The following are only estimated times based on the Town's plan assuming the funding agencies have available funds and approve our applications.

The following projects are on the immediate horizon:

Project	Grant Agency	Est. Grant	Est. Town Match
Water Meters and Upgrades (Application 2009) Install radio-read meters on all water services; either new meters or upgrade existing meters	SLIB & Bureau of Reclamation	\$0.550 Million	\$250,000 Cash
WWDC Level III – Phase 2 (Application 9/09) *Booster Pump for Prater Tank Trans Line, *Prater Springs Redevelopment, *Replace Green Canyon Tank Capacity, *8" Muddy String Trans. Line	WWDC	\$1.6 Million	\$0.8 Million
Fire Suppression Equipment *(2009) Purchase of a Used Pumper Truck for our first responders	Combination	\$30,000 Less Match	50% to 25%
BLM Community Wellness *(2009–2013) Trails, Benches, Fitness Stations, Shelters, Restrooms & Parking	Combination	\$450,000 Less Match	50% to 25%
Distribution System Upgrade *(2011 thru 2014) Replacement of all undersized and worn-out pipes in the system	Combination	\$9 Million Less Match	50% to 25%

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The following projects are on the drawing board:

Project	Grant Agency	Grant	Town Match
Town Hall Complex -(2013) Town Hall with Postal Service wing and Fire Suppression Equipment Garage	Combination	\$2.8 Million Less Match	50% to 25%

We will have additional minor projects from time to time to meet the needs of our Town.

As we upgrade our water system and continue to apply for additional water grants and loans, we will be required to increase our water fees to cover our operating costs, loans, and a reserve fund for future system maintenance. We estimate this will require approximately 12% per year increase in your water user fees.

At press time, the Town is involved with the State Land and Investment Board, Wyoming Business Council, Lincoln/Uinta Association of Governments (LUAG) and USDA Rural Development to leverage as many of our projects as possible with the Stimulus Package Funds made available to the State of Wyoming.

Whatever your political convictions, we as citizens of this country WILL be required to repay the debt created by the Federal Government. Therefore the Town has taken the position that we should compete for as much of the funding associated with it for our projects.

Public Works Report *by Councilman Kent Harker*

The Public Works Department has been very busy during January and February with the normal ongoing projects such as keeping the water system delivering safe clean water to our homes and plowing snow and slush from the roads.

As the snow melts, we will unfortunately, be conscious of the pothole in our roads. We need to have patience with the inconvenience of potholes until most of the snow is gone. Since to do a good job of grading, compacting and dust-guarding, we must be able to control the moisture contend in the road materials. As we all know, the weather is the primary limiting factor on both when we can start and how long it takes us to finish. We will begin the pothole and drainage repairs as soon as possible so please bear with us.

In addition to these activities we are making great progress on the construction of our new Public Works equipment storage building on the BLM land. We expect to have this building finished this spring.

We have gone out for bids from the construction of our new Public Works office, water testing lab and maintenance shop building with the completion planned for this year.

Design work is proceeding well for the reconstruction of Vista Drive and Vista West Drive. Our goal is to complete construction this summer. We finally will have a more attractive main entrance to our Town!

This year will be very busy with these projects and others that we are exploring that we may be able to do if there are funds available from the federal government stimulus package.



Water Utility Report *by Water Utility Billing Specialist, Yolanda Navarrete*

The third quarter of the 2008-2009 fiscal year billing went out January 5, 2009. Five hundred eighty-five bills were mailed, and of those two were for two quarters, which constitutes less than 1% (.003%) of those billed. One of these two has been disconnected; and the other has made arrangements to pay their bill.

Some of the residents have turned their water off for the winter, and bills have been adjusted accordingly, per the new Ordinance in reference to pro-rating billing for non-use.

The residents are more aware of billing procedures, and are paying in a timelier manner, with less aggressive collection actions.

Ninety-four percent of our budget revenues for the fiscal year have been collected. This includes those who paid for the full year.

There are now four accounts which remain disconnected for nonpayment and will be charged accordingly when services are restored. These accounts were vacant homes at the time they were disconnected, and remain vacant.

New water bills will be going out April 1, 2009. We feel, due to the current economy situation, it is important to stay on top of the accounts so they won't fall too far behind, and get themselves into a large debt to the water Utility.

Again, we would like to thank all those residents who now pay in a timely manner. This saves money on our collection procedures.

Eminent Domain Action *by Mayor Boyd Siddoway*

The Town of Star Valley Ranch has filed a "friendly" eminent domain action against the Star Valley Ranch Association to acquire the maintenance building and property to the northeast of the Vista Drive and Vista West Drive intersection, as well as Lot 56, Plat 10, which is the first lot to the north.

The State of Wyoming Statutes require the Town to compensate the Association a "fair-market-value" for the assets included in this action.

The Association has received over 50% of their membership's "consent to sell" forms to date. It is the 2/3rd requirement that is inhibiting a normal sale at this time. It appears there are basically three major categories of those who have not sent in their consent forms; those who don't care; those who think the sale should be for \$1.00 and those that think the amount is too small. We have not heard from very many of the SVRA membership, who just don't want to sell the land.

The Town has received a grant from the Wyoming Business Council to:

1. Replace the transmission line from Green Canyon Tank to the corner of Vista Drive and Vista East Drive with a 12" line,
2. Install an 8" line from Vista West to Muddy String on the north side of Vista Drive,
3. Install fire hydrants on the 8" line.
4. Reconstruct Vista drive from Muddy String to approximately 300 feet east of Vista West Drive.
4. Reconstruct Vista West Drive from Vista north to just south of Sugar Loaf Drive.

There is a sense of urgency for the Town to own this land especially before the reconstruction of Vista West Drive. We plan to realign the road, add an egress and ingress access for properties on both sides of the road, widen it to three lanes at the intersections, and re-locate the road relative to its current location.

We are currently preparing alternative designs to discuss and then select one for construction. We hope to complete all five elements of the project this fall.

Eminent Domain is the most expedient process to make this happen. The Town filed the action on March 6th. We expect the action to be completed by the end of March. As this action unfolds, check our website for current updates.



Communication by Councilman Carol Warren

The Town has several communication methods in place to communicate with Town citizens. Hopefully the following chart will help the citizens know where to look for information.

Town E-Mail address is: svrtown@silverstar.com

Website addresses is: www.starvalleyranchwy.org

Planned Water Outages	Town E-Mail, Marquees and CB
Town Announcements	Town E-Mail and Town Website
Town Alerts	Town E-Mail and Town Website
Town Newsletter	Mail, Town E-Mail, and Town Website
Official Town Notices, etc.	The Independent (Weekly Newspaper) and/or Town E-Mail

This newsletter is being mailed to all property owners in the Town of Star Valley Ranch. In order to save money, we are encouraging everyone to sign up for the Town’s E-mail at: svrtown@silverstar.com. Future Newsletters will be announced via an E-mail note to all subscribers with a link to the Town’s Website at: www.starvalleyranch.org.

The following information will be sent and placed on the Town’s E-mail and Town’s website as it develops:

Town Hall Lease:

The Town is attempting to lease a building within the Town limits. Check the website periodically for an update.

Stimulus Package – American Recovery & Reinvestment Act of 2009 (ARRA):

The Town Mayor, Town Council and Town Administrator are attempting to determine what we could get from the Federal Government in terms of stimulus dollars. We have been actively pursuing information from State agencies and Federal agencies. We have been involved in numerous video and teleconferences attempting to understand the requirements. We have nothing specific to report at this time other than we are constantly communicating with those agencies that are administering the stimulus funds in Wyoming to ensure our consideration.



Special Municipal Officer Report *by Peggy J. Parker*

Have you ever wondered what the Town's Special Municipal Officer is doing cruising through your neighborhood with yellow light blinking? Perhaps this will help.

It is among the primary duties of the Town's Special Municipal Officer (SMO) to:

Patrol for violations of Town ordinances

Receive and investigate complaints from residents regarding ordinance violations

Educate residents regarding ordinances to encourage voluntary compliance with Town ordinances.

Take enforcement action when ordinances are violated. Enforcement actions include the issuance of written warnings, verbal warnings, and regular citations. Defendants who receive regular citations are required to appear in the Town of Star Valley Ranch Municipal Court to answer the charges. If the defendant is found guilty, the Court will levy fines in keeping with the Town's fine and fee schedule. For animal control ordinance, fines are not less than \$150 and not more than \$750 per incident, as determined by the Court. For all other Town ordinances, the fine is, as determined by the court, any amount up to \$750 per incident.

During January and February 2009, the Special Municipal Officer issued 8 citations requiring court appearances for violations of animal control ordinance, snow removal ordinance, parking ordinance, and planning & zoning ordinances. Additionally, 32 written warnings and 22 verbal warnings were issued to residents for various ordinance violations.

The Town still has relatively few ordinances, and it is the responsibility of each individual resident to become familiar with those ordinances, and to comply with them. The ordinances may be accessed through the Town's website – www.starvalleyranchwy.org, then click on the documents tab. Those without internet access may contact Town Hall to obtain ordinance information.

Residents are encouraged to report and file complaints about ordinance violations that are occurring. When reporting violations, please be prepared to provide as much detailed information regarding the violation as possible. This will ensure that the Special Municipal Officer will be able to quickly initiate investigation into the complaints and address the violation issues appropriately and expediently. If leaving a message for the Special Municipal Officer, please leave a name and call back number to ensure that the Special Municipal Officer can contact the complainant to obtain additional details about the violation and to advise the complainant of the investigation's outcome.

The Special Municipal Officer would like to hear from you. Wave over the SMO vehicle when it is in your neighborhood or contact the SMO by phone at 880-2666 or through Town Hall at 883-8696.



Planning Activities *by Councilman Al Redlin*

There have been a few changes in the Planning and Zoning Board members. We want to thank Mr. Gary Braun and Mr. Jere Kovack for their service on the Planning and Zoning Board. These members have recently resigned from the Board to run for the Board of Directors of the Star Valley Ranch Association. Mr. Ron Thacker has been selected by the P&Z Board members to be the Chairman of the Board to replace Mr. Gary Braun. Mr. Thacker took a lead role in refining the Request for Bids for the proposed maintenance building that is now out for bids. Dr. Robert Palmquist, member, continues to serve and has been relentless in his search of data that will help us in defining what we want our Town to look like in the future. He has led the effort in working with Lincoln County on overlay zone recommendations and provided training to the Town councilmen. He is also taking a lead role in development of commercial zoning ordinances for the Town. Mr. Ron Schupp continues to serve and brings a great deal of background and experience to the team. Mr. Mike Blackman and Mr. Lee Hansen are the newest members of the Board and have already provided valuable assistance and feedback in the many Planning and Zoning Board activities. Mr. Elmer Beck is now serving as our alternate Board member with full member responsibilities should any of the other members be absent at a meeting. All of the Town Council are extremely proud of this talented and dedicated team.

The Town Master Plan developed by Pedersen Planning Consultants has been completed, public hearing held, County Commissioners briefed and the Master Plan adopted by the Town on September 9, 2008. Pedersen Planning Consultants has been paid in full for their work in preparation of our Town Master Plan and the Town has received the full \$25,000 from the Community Development Block Grant. The Master Plan identifies 19 major objectives for the Town. Several of these objectives are well underway, such as improvements to the culinary water system, but others have not been started. At a Town workshop on November 13, 2008 the 19 objectives identified in the Master Plan, were assigned to individual Councilmen and the Mayor to take a lead role in forming committees or teams to develop plans and pursue accomplishment of the objectives. The Town of Star Valley Ranch very much appreciates the support and assistance of the Wyoming Business Council (WBC), not only in providing and guiding us through this grant and the valuable Town Master Plan product we now have, but in all of the contacts with the WBC.

Effective January 1, 2009, the Town has adopted several of the 2006 International Building Codes as the standards for construction on Star Valley Ranch. Changes resulting from adopting these codes include making provisions for radon venting if needed and improved glazing and insulation standards. More information on this and many other items may be found on the Town website www.starvalleyranchwy.org.

At the end of 2008 there were 950 homes constructed or under construction in the Town of Star Valley Ranch.

Town Planning and Zoning Board meetings are normally held on the first and third Wednesdays of the month at 6:00 PM at the Town hall. Applications for building permits are reviewed at these meetings. These meetings are open to the public and the public is invited to attend.

Town of Star Valley Ranch
Budget Summary - July 1, 2008 -- February 28, 2009
by Town Administrator, Gregg Wilkes

Town's General Fund	Annual Budget	Budget T-D	Actual T-D	% T-D (67%)
Sources of Funds	2,589,397	1,734,896	1,017,897	39.3%
Operating Expense Budget	999,780	669,853	617,002	61.7%
Capital Investment Budget	<u>830,000</u>	<u>556,100</u>	<u>170,332</u>	20.5%
Total Expenses & Cap Investments	<u>1,829,780</u>	<u>1,225,953</u>	<u>787,334</u>	43.0%
Excess Funds	759,617	508,943	230,563	30.4%
Loans to Water Utility	201,522	135,020	0	0.0%
Net Funds Available for Investments	<u>558,095</u>	<u>373,923</u>	<u>230,563</u>	41.3%
Net Sources and Uses of Funds	0	0	0	
Water Utility Fund	Annual Budget	Budget T-D	Actual T-D	% T-D (67%)
Sources of Funds	496,253	332,490	467,216	94.1%
Loans from Town	<u>201,522</u>	<u>135,020</u>	<u>0</u>	0.0%
Total Available Funds	697,775	467,510	467,216	67.0%
Operating Expense Budget	562,775	377,060	266,582	47.4%
Capital Investment Budget	<u>135,000</u>	<u>90,450</u>	<u>22,391</u>	16.6%
Total Expenses & Cap Investments	<u>697,775</u>	<u>467,510</u>	<u>288,973</u>	41.4%
	-	-	-	
Net Sources and Uses of Funds	0	0	178,243	

For full details, see www.starvalleyrancwy.org (Financials)



Financials *by Councilman Ed Koch*

The Town of Star Valley Ranch continues to aggressively position itself financially to meet the Water and Road priorities. As of this report, the Town has a combined balance in its General and Water accounts of almost \$1.78 million. This is a great start, but is in reality less than 10% of the funds needed to upgrade the potable and life safety water system and roads. As elaborated elsewhere, a goodly percent of the funds will come from state and federal grants/loans.

Results of the 2008/2009 budget YTD: Please note that the Town is feeling the impact of the slowing economy the same as everyone else.

Town's General Budget:

- Local Revenues: Sales & Use Taxes, are below projection 77k (318k YTD actual vs. 395k YTD budget)
- State Shared Revenue (5th Penny Tax*) is below projection 279k (622k vs. 901k) primarily due to slow receipt of funds.
- Licenses/Permits/USPO Postal Units/Misc Revenue combined, are running ahead of the budget 29k (64k vs. 35k)
- Operating Expenses are below projection 53k (617k vs. 670k)

Town's Water Budget:

- Revenue is on budget at 467k.
- Expenses are under budget 111k (266k vs. 377k)

Grant Funding Reimbursements:

Grant funds, projected at 602k, will be deferred and brought forward into the 2009/2010 budget under a separate category. Initial timings of fund receipt were somewhat aggressive as expenses must be incurred prior to funding.

A full Fiscal Audit of prior years is currently underway as required by State statute. Results will be reported upon completion.

The 2009/2010 budget process is underway with initial presentation at the April Town Meeting.

* The "5th penny tax" represents the largest source of revenue for the Town of Star Valley Ranch and is a BARGAIN for all of us. Based on population and median income (spending levels), for every one dollar that the Town receives from the "5th Penny" Sales Tax Revenues, we the taxpayer through our everyday course of business contributed 17 cents through the 5th penny tax. Conversely, 83 cents of every dollar we receive comes from residents outside the Town.



Town Zoning Process

by Councilman Al Redlin

The Town has started work to define, develop and implement “Zoning” ordinances.

A Town’s appearance informs visitors and reinforces resident’s image of the community’s character. The Town “Zoning” ordinances are intended to provide a guide for the future commercial, community, public and residential development of the Town.

Help us establish a vision of an attractive town with a well-defined flourishing town center. Public participation and thoughtful planning leads to good zoning. Good zoning results in wise development that enhances everyone’s property values. The resulting town will be a reflection of the community’s participation.

The Town Council and P&Z Board are anxious to hear everyone’s comments. The process needs to be completed as soon as possible, but we will provide ample time for those desiring to voice their ideas to do so. Just a few of the avenues that will be considered for your input are:

- Direct E-mails, Phone Calls, or Letters
- Town Meetings with Specific Groups (Commercial, Residential, etc)
- Town Meetings with an “Open” Zoning Agenda
- Questionnaires
- Best of all – Direct one on one exchange

The Town’s Zoning Ordinances will NOT change, alter or negate any existing property covenants. This new zoning will be used to guild the future development of non-platted areas. We as a council can also use this as a guide for our State of Wyoming obligation to approve subdivisions within one mile of our borders.

You can start right now to inform us of your ideas, just contact anyone on the Town Council or P&Z Board at svrzoning@silverstar.com. We plan to send many of you a questionnaire within the next 30 days. Watch for it. If you do not receive one, request one.

Town Calendar

April 2009	May 2009	June 2009
1 – Planning & Zoning Meeting Town Hall – 6:00 p.m.	1 – Silver Star Banner Day –Honoring wounded Armed Forces member & families.	3 – Planning & Zoning Meeting Town Hall – 6:00 p.m.
14 – Town Meeting]Town Hall – 7:00 p.m.	6 – Planning & Zoning Meeting Town Hall – 6:00 p.m.	6 – All Fires Day – Town hosting
15 – Planning & Zoning Meeting Town Hall – 6:00 p.m.	13 – Town Meeting]Town Hall – 7:00 p.m.	9 – Town Meeting, Town Hall 7:00 p.m.
	20 – Planning & Zoning Meeting Town Hall – 6:00 p.m.	17 – Planning & Zoning Meeting Town Hall – 6:00 p.m.
	25 – Memorial Day--Town Hall Closed	

Gaudy Maude Festival

The Town is delighted to be part of this summer's two day "Gaudy Maude Festival" taking place August 15th and 16th. This Festival is co-sponsored by the Town of Star Valley Ranch and the Star Valley Ranch Association.

For additional information on booth space, sponsorship of Balloonists or any other information; please contact JC Colley at (307) 883-4325.

GAUDY MAUDE FESTIVAL™
STAR VALLEY RANCH, WYOMING
AUGUST 15TH & 16TH, 2009

Hot Air Balloon Rally

All Day Entertainment
Flea Market / Food
Street Dance
Art Auction
Gaudy Maude & Claude Costume Contest
Bingo / Quilt Exhibit
Games and Competitions For Young & Old

www.svrawy@silverstar.com
Gaudy Maude Festival Committee
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Star Valley Ranch, WY 83127

IDAHO
WYO
UTAH

graphic design by jef walley



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Town of Star Valley Ranch Personnel

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Warren Webb — svrwater@silverstar.com

Newsletter Editors -- Carl & Kelly Brown

This Newsletter is being mailed to all the property owners in the Town of Star Valley Ranch.