



Town Bulletin #7 March 2011

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Water Rates

Water Rate Objectives were developed as we worked on the draft ordinance. During the past month, these objectives were formalized and we would like to share them with you:

1. Honor commitment to the Wyoming Water Development Commission, State Grant and Loan funding organization
 - a. Increase water fees by 10-15% each year until self-sufficiency.
 - b. Establish a \$500,000.00 Reserve at the rate of a minimum of \$50,000.00 per year over the next 10 years.
 - c. Encourage conservation.
2. Strive for affordable rates and keep them as low as financially feasible.
3. Distribute costs equitably among the various types of users.
4. Reflect the Water Department's actual costs.
5. Solicit user input.
6. System Development Fee should reflect the economies of those users who buy in early as well as those who buy in later.
7. Reflect the benefits of Property Tax and 5th Penny Sales and Use Tax revenues paid by our citizens.
8. Utilize experienced professional help.
9. Establish an annual rate review cycle in accord with the calendar.
10. Communicate clearly and precisely rate philosophy.

The first reading of proposed Ordinance 2011-03, setting water rates was held during the Town meeting on February 8, 2011. The new water rates are planned to become effective for the May 2011 billing cycle and will remain in effect for calendar year 2011 or until amended by a future ordinance.

The rates were set with the guidance, help and concurrence of the Wyoming Association of Rural Water Systems advisors; Kathy Weinsaft and Jim Van Dorn, Forsgren Associates Engineer; Clarence Kemp, using articles and guides from the nationally recognized utility rate specialist; Carl Brown and as well as other such material of specialists in the field of utility rate setting.

It is our intent to revise our water rates at the beginning of a calendar year (January 1st) rather than as in the past at the beginning of the Town's fiscal year (July 1st). This proposed ordinance will be adjusted this coming January 1, 2012.

Proposed Ordinance 2011-03 provides modifications to Chapter 1 and replaces chapter 10, Water Service Fees, and Appendix 4.10-A, Culinary Water Service Fees, of Ordinance 2010-04 in their entirety. The entire proposed ordinance for the 2nd reading may be viewed on the Town website at:

<http://www.starvalleyranchwy.org/Ordinances/Title4.pdf>.

The major changes are detailed below and on the following page.

Major Change to Chapter 1

4.01.020 Definitions

(c) Emergency. An emergency is defined as: if the results of not taking immediate action would cause either harm to person(s) or property damage.

4.01.100 Water Service Connections

(c) Except in case of an emergency, no person other than those authorized by the Town shall turn the water on or off to any premises. Water will not be turned on to a residence unless an occupant or authorized agent is present.

Major Changes to Chapter 10

4.10.041 Base Fee Credit

The Town may apply a Credit to the Base Fee for Water Services within the Town corporate limits comprised of a portion of the 5 mil Property Tax and the 5th Penny Sales Tax. This credit is NOT available to Water Service connections outside the Towns corporate limits.

4.10.060 Turn On/Turn Off Fee

It will be a violation for Individuals to turn their own water on or off at the curb stop or in the meter pit or to designate an agent to do so for them. Only authorized agents of the Town shall have access to either the curb stops or meter pits. Violators will be responsible for fines, penalties, attorney fees, and court costs as well as the cost of any repairs to valves, meters or other equipment or parts caused by such violation.

Appendix 4.10-A, Culinary Water Service Fees (Highlights) Effective 5/1/2011

General: The fee schedule in this appendix is established for calendar year 2011 but will remain in effect until revised by future ordinance.

	<u>Within Corporate Limits</u>	<u>Outside Corporate</u>
<u>Residential ¾ inch connection:</u>		
System Development Fee:	\$7,000.00	\$8,750.00
Base Fee:	\$35.00	\$35.00
Base Fee Credit:	\$15.00 (*)	0.0
Water Service Fee:	\$0.0014 per Gallon	\$0.00175

(*) The credit is applied to the Base Fee for water services within the Town corporate limits. Credit is based on 5 mils of Property Taxes and a portion of the 5th Penny Sales Tax.

Special “Winter Water Service Fee”:

All services will be charged each month for the actual water used or 4,000 gallons whichever is less during the December through March billing periods.

Full Year Prepayment Discount:

This option has been removed

Turn On/Turn Off Fees:

The Town will not charge a fee for the Town’s water department employees to either turn the water on or off during normal working hours. Normal working hours shall be defined as the hours of operation for the Town Hall on any given date.

The Town will charge a fee of \$35.00 for requests for this service outside normal working hours.

Penalties:

A \$250.00 penalty for unauthorized access to the curb stop or meter pit will be charged if the service is turned on or off by anyone other than an authorized agent of the Town, except in case of an emergency.

**We continue to solicit your comments
as we move to the second and third readings of the Ordinance.**

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TSVR Planning and Zoning Board

The Mayor and Town Council have requested the Planning and Zoning Board update the section of the Town’s Master Plan dealing with zoning and land use on adjacent land within one mile of the Town’s boundaries. Specific attention will be paid to proposed land use in the Wyoming School Section west of the Town boundary. The P&Z Board and Town Council will coordinate with the Lincoln County Planning Office and the County Planning and Zoning Board on any proposed changes to the Town Master Plan. This updating effort will assist a Town initiative to request the Lincoln County Commission adopt the Town’s Master Plan land use proposals into the County’s Comprehensive Plan.

The Town of Star Valley Ranch and the TSVR Planning & Zoning Board remind the public of the requirement to obtain a building permit for new building construction or any construction that involves exterior or structural modifications to their residence. The Town Code also requires permits for building driveways and fences. **Members of the public should contact Town Hall before starting any construction project to determine if a permit is required.** Violation of Town building ordinances are subject to citations, penalties and fines.

The Town building codes require spark arrestors on all newly constructed homes in the Town; however numerous homes built prior to adoption of the current building codes may not have spark arrestors installed. A spark arrestor is a screen placed in a chimney opening to prevent small burning embers (sparks) from escaping into the open air. Burning embers in open air are an invitation for uncontrolled wildfires, a potential catastrophe for our community. When Spring comes and the snow is gone, homeowners are strongly encouraged to check their chimneys for this very important safety item. Spark arrestors can be purchased in hardware stores and are not difficult to install (once you get up on the roof). A chimney sweep can also check to see if you have a spark arrestor and may be able to install it as well.

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Natural Resource Board

The Town Council approved a Resolution to establish a Natural Resource Board at the February Town Meeting. The Natural Resource Board volunteers that were also approved are: JC Colley, Greg Greenhoe, and John Specht. Councilman Carol Warren and Greg Greenhoe are the co-chairs of this Board. They will be working closely with the Wyoming State Forestry Division and providing recommendations to the Town Council.

Natural Resource Board - Mission Statement:

To protect and promote the safe and environmentally conscientious use of natural resources, including vegetation, soil and water resources of the Town of Star Valley Ranch, Wyoming.

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SVRA Corner

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Historic DCC&R Revisions Vote Has Begun

SVRA's current DCC&Rs allow for the membership to make changes only every 20 years, so for the first time in two decades, proposed revisions to the DCC&Rs have been mailed to all members. If you have not received your packet with RETURN-FAST – WIN CASH in red on the envelope, please notify the SVRA Office at svrawy@silverstar.com or phone (307) 883-2669.

Because a large and rapid return is of utmost importance (current DCC&Rs require 70% of the membership's approval) 4 incentive cash drawings will begin on Feb. 19th. Rules are in the packet or on the website.

Your encouragement to friends and family who are members of the Association is critical. If each member persuades one or two other members to cast their vote, we will have the large turnout necessary to give direction to the Board for the future.

SVRA Corner

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