



Town Bulletin #15 November 2011

Founder's Day

Sixth Year Celebration - On November 8th at 6:00 p.m., the Town will recognize its 6th anniversary! A small celebration with refreshments and formal recognitions will be held at Town Hall.

Everyone is invited to stay for our regular Town Council meeting that evening at 7:00 p.m.

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Prater Flood Damage Restoration

FEMA Status: Our Town Engineers, Forsgren Associates, has been working with FEMA in developing and fine tuning work statements and cost estimates. We are in agreement with FEMA on the work being accomplished and planned to be accomplished and that the work is eligible for 75% reimbursement. The necessary signed documents to take advantage of this assistance have been signed and returned.

State Assistance Status: The State has offered to pay 75% of the 25% not covered by FEMA of the damage restoration costs. The necessary signed documents to take advantage of this benefit have been signed and returned.

U. S. Army Corps of Engineers: Mr. Thomas Johnson, U. S. Corps of Engineers, visited Star Valley Ranch on September 29, 2011 and met with local persons to review the history and status of Prater Creek. He was involved and visited Star Valley Ranch in the 1990's when Prater Creek had previously flooded. He indicated a willingness to be involved with local citizens in planning long-range improvements.

Stream Bed Status: The streambed restoration within the Town has been completed.

Water Line Status: The new water line Prater Canyon Drive has been completed.

Road Status: The Prater Canyon Drive reconstruction is nearly completed.

How did the Town come up with my Water Rates?

The proposed water rates for 2012 include:

A "Base Fee" increase of 17% from \$35.00 to \$41.00.

(Town citizens will continue to receive a monthly credit based on taxes paid of \$15.00.)

Plans do not include an increase in the usage "Service Fee" this year.

The Service Fee is for each gallon of water actually used.

Based on previous history, the average monthly water bill will increase less than 13%.

How did we get there?

First, you take all of your costs for a given year, then

Separate them into "Infrastructure Costs" (Base) and Production Costs (Usage), then

Divide the annual costs by the number of those who benefit and then,

Divide by 12 for a monthly allocation.

The following table is an example of the many iterations we have considered.

Annual Costs	Total	%BR	Base	%USE	Usage	
Loan Pmts for Water Improvements	\$121,826	100%	\$121,826	0%	\$ 0.00	
Reserve Set-a-side	\$50,000	100%	\$50,000	0%	\$ 0.00	
Equipment - Upgrades / New	\$50,000	100%	\$50,000	0%	\$ 0.00	
Wages & Benefits	\$230,000	75%	\$172,500	25%	\$57,500	
Repairs & Parts	\$120,000	65%	\$78,000	35%	\$42,000	
Administration & Office	\$60,000	75%	\$45,000	25%	\$15,000	
Billing Costs	\$20,000	0%	\$ 0.00	100%	\$20,000	
Operating Cost to Produce & Delivery	<u>\$30,000</u>	0%	<u>\$ 0.00</u>	100%	<u>\$30,000</u>	
	\$681,826		\$517,326		\$164,500	
Average Cost per Tap or Usage			Base		Usage	
Number of Taps or Users:			1,050		950	
Annual Cost per Tap or Users:			\$492.69		\$173.20	
Estimated Gallons per year per User:					98,400	
Average Cost per Gallon: (Usage - Service Fee)					\$0.00176	
Monthly Cost per Tap: (Base Fee)			\$41.06			
2012 Proposed Rates			Base		Usage	
Service outside Town limits			\$41.00		\$0.00175	
Service Inside Town limits (Less Tax Credit)			\$26.00		\$0.00140	
Sample Bills			Usage +	Base	= Total	
Service outside Town limits Winter		3,600	0.00175	\$6.30	\$41.00	\$47.30
Summer		22,000	0.00175	\$38.50	\$41.00	\$79.50
Average		8,200	0.00175	\$14.35	\$41.00	\$55.35
Service Inside Town limits Winter		3,600	0.0014	\$5.04	\$26.00	\$31.04
Summer		22,000	0.0014	\$30.80	\$26.00	\$56.80
Average		8,200	0.0014	\$11.48	\$26.00	\$37.48

Public Safety Message

Submitted by Dave Ward

In the last few years there have been a couple of incidents in and around our community caused by liquefied petroleum gas (LPG) leaks. Both lead to significant property damage and in one case serious injuries to the occupants. With these incidents in mind in this safety message we will take a moment to discuss how to prevent gas leaks and what to do in the case of a gas leak.

The best preventive measures you can take are to check all of your gas appliances regularly for gas leaks and to consult professionals for system and appliance maintenance. This may be as easy as checking for faint gas odor around your kitchen stove, clothes dryer, air conditioner, propane fire place, or other gas appliances. If faint odor is noticed or if you suspect a minor leak, you can use a solution of soap and water in a spray bottle to check gas fittings for leaks. Spray the solution on and around the fittings, if there is a leak bubbles will be formed. If you are uncomfortable or unable to perform this test, contact your LPG supplier for assistance. What to do in case a more significant leak is encountered will be discussed below.

It is also advisable to have your major heating appliances serviced by a professional on a regular basis. The service personnel can insure that all gas handling systems are in good shape and functioning properly and that all fittings are secure and no leaks are present. In addition you can request that your LPG supplier perform a pressure test on your system. This procedure will insure that any leak, if present, is detected and secured.

What are the properties of propane?

- Liquefied petroleum gas, known as LPG or propane, is a clean-burning, safe, environmentally friendly fuel with many different uses.
- Propane is heavier than air, it collects in low areas and near the floor of your home. In its natural state is an odorless, colorless gas. A chemical odorant is added to propane to give it a distinctive smell (similar to sulfur or rotten eggs) so the presence of propane can be detected.
- Propane weighs 4.2 lbs. per gallon.

How can I identify a propane leak?

Always be sensitive to the slightest gas smell. If you smell propane, no matter how strong or weak the smell, treat it as a serious gas leak. Some warning signs that may indicate a gas leak has occurred are:

- When the smell of gas lasts more than an instant after igniting stovetop burners.
- When the presence of a foul odor persists and you cannot find the reason.
- When you hear a hissing noise near a gas appliance, piping, or storage tanks and cylinders.

What does propane smell like?

Because propane gas in its natural state is both colorless and odorless, a distinctive odorant (ethyl mercaptan) is added for the purpose of detecting its presence. The smell of propane is similar to sulfur, or rotten eggs.

Is it possible to not smell a leak?

Yes. Under some of the following conditions, you may not smell a gas leak, if you feel this applies to you, you may want to install a gas detector in your home.

- Some people (especially the elderly) are unable to detect the smell of gas.
- Colds, allergies, sinus congestion, and the use of tobacco, alcohol, or drugs, may diminish your sense of smell.
- Cooking odors or other strong odors can cover up the smell of gas.
- On rare occasions, propane gas may lose its distinctive odor, this is called 'odor fade'. Air, water, and rust in a propane tank or cylinder may weaken the gas odor, especially if the valves were left open after the container has been emptied.
- Sometimes propane gas can lose its odor if a leak occurs underground.

What should I do if there is a leak?

Take the situation *very* seriously. If you smell gas in your house, RV, workplace, or around any gas equipment or appliance you should:

- Put out all smoking materials and other open flames immediately.
- Any spark or flame in the area where propane gas is present may ignite the gas. This could include the spark of a light switch, telephone, fan, or refrigerator motor, and even static electricity from walking across a room or flame from a burner, pilot light or cigarette lighter.
- Do NOT operate electric switches.
- Do NOT light matches.
- Do NOT use your phone.
- Immediately get everyone out of the building.
- Close all supply valves on gas tank or cylinder. If you have a buried tank it is advisable to clear the snow around the valve access dome or at least mark the location so you can locate it in the winter.
- Use your neighbor's phone or your cell phone outside to call the fire department, (911) and a trained propane service person, usually your LPG gas supplier.
- Do NOT re-enter the building or area until a trained service person or the fire department advises it is safe to return.
- Let the trained propane service person or firefighters check for escaped gas. Have them air out the area before you return.
- Have the trained propane service person:
 - Repair the leak.
 - Pressure check the system.
 - Turn on the gas.
 - Check all the gas appliances.
 - Re-light the pilots on the appliances.
- Re-enter the area only when the trained service person or firefighters say it is safe.

I hope you find the material presented in this safety message helpful and informative. As we all know gas leaks can be very serious and life threatening. Next time you have your tank filled ask your LPG service personnel about their leak response procedures or give them a call.

TSVR Planning and Zoning Board

Half Price Sale!!!!

The Planning and Zoning Board is announcing a **HALF PRICE SALE!** Members of the public who apply for and obtain a Town building permit **BEFORE** starting their construction project will save **one half** of their building permit fees*. Savings from costs associated with “STOP WORK” orders, citations, and appearances before the municipal court judge may also be realized. To take advantage of this sale contact the Town of Star Valley Ranch P&Z Board Clerk (Yolanda) at Town Hall or phone her at 307 883-8696 with information on your project **BEFORE** starting construction.

* Town Code Title 6, Section 6.01.030: Permit fees “will be increased by 100% if construction is started before a building permit is issued and posted at the job site.”

A Friendly Reminder from the Town Planning and Zoning Board

The Town’s Building Code requires that approved building permits must be posted in a visible location at the job site until a final inspection for the work has been obtained by the permit holder. The final inspection confirms the finished project conforms to Town building codes and to the approved plans in the permit application. Permit deposits may not be refunded until a successful final inspection is signed off by a Town Official. Building permit holders should contact Town Hall to arrange for a final inspection of building and construction projects.

FYI (For Your Information)

As a courtesy to building permit holders, the Planning & Zoning Board tracks building permits that will expire within 90 days. The Board Clerk reminds building permit holders about 60 days prior to permit expiration of the need to complete the work or to apply for a permit extension. Extension application requests should list the special conditions and circumstances requiring the extension and must be accompanied by a defined work program for completing the project. This program is intended as a courtesy service only and does not relieve permit holders of their responsibility to complete building projects within the two year permitting period or of their responsibility to apply for an extension prior to their permit expiring.

Helpful Information

For your own safety and to avoid a **BIG** expense, Wyoming One Call must be notified to avoid digging into underground telephone or power cables. Before doing **any** excavating (with tractor, backhoe, or even a shovel) for **any** purpose, call 811 or Wyoming One Call, 1-800-849-2476, **48 HOURS** in advance. Wyoming One Call will notify The Town of Star Valley Ranch Water Dept, Lower Valley Energy and Silver Star Communications. Before calling, mark the area where you plan to do your excavating in **white** paint. When notifying Wyoming One Call, also ask for a locate from the street to your electric meter. Wyoming One Call has no locate provisions for propane lines, so be aware of the propane line between your tank and house. ***Dig slowly and carefully because your propane line may not have tracer tape!***

An Open Invitation

Planning and Zoning Board meetings are held at Town Hall at 5:00 PM the first and third Wednesdays of every month. The public is invited to attend all regularly scheduled Planning and Zoning Board meetings. Members of the public who have an interest in a building permit or any planning and zoning matter are especially encouraged to attend Board meetings.

Natural Resource Board

Star Valley Ranch Tree of the Month: Douglas-fir (*Pseudotsuga menziesii*) is the second most common forest tree found within the town and the most common conifer. Its common name is a tribute to the Scottish botanist, David Douglas who introduced the Douglas-fir to cultivation in Great Britain in 1827. The hyphen in the name indicates that Douglas-firs are not true firs, not being members of the fir genus "Abies".

Douglas-firs are divided into two major varieties; Coast Douglas-fir along the Pacific coast (some reaching heights of over 300 feet!) and Rocky Mountain or interior Douglas-fir. The trees within the Star Valley Ranch are the smaller Rocky Mountain variety, which have adapted to live in the drier climate of the intermountain west.

While these trees provide valuable forest cover they can be a fire hazard when overly crowded, especially around structures and other property. Best management practices include:

- Thin and reduce the number of Douglas-fir trees within the your property
- Prune trees by removing branches up 5 to 6 feet breaking the connection between ground and aerial fuels.
- Remove Douglas-firs from quaking aspen stands.
- When subjected to overcrowding and drought the trees are susceptible to insect and disease attack. Keeping trees thinned out and healthy will reduce mortality and fire threats.

Vegetation Damage from Browsing Deer: As we head into late fall and winter deer will begin to congregate in their traditional winter range; areas around our homes within the Star Valley Ranch. As these animals gather, we see damage to trees and shrubs within the town. This damage is only exacerbated by people feeding deer during the winter months. A consequence of feeding deer is habitat damage, which may include vegetation within your property. Artificial feeding attracts unnatural concentrations of animals into small areas. Animals that are being fed still have requirement to browse. It does not take long for several deer to strip aspen or conifer trees or defoliate shrubs, and in severe cases kill mature trees. To protect your trees the best management practice is to not feed deer on your property.

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Dog Registrations

Any resident owning, harboring or keeping a dog within the Town is responsible to register and license the dog(s) each year. The following fees shall apply for the licensing of each dog:

Dog Classification

Neutered or Spayed Dog *	\$20.00 *
Non-neutered or Non-spayed Dog	\$35.00

* Veterinarian proof showing dog has been neutered or spayed will be required as well as proof of rabies and a photo.

For those who are currently registered and would like to register for 2012 and receive a discount can do that at any time.