
**Star Valley Ranch Association's
"Funding Implementation Steering Committee" (FISC)**

**FISC Bulletin Number 2
October 20, 2004**

Town Experts Assist Funding Implementation Steering Committee

FISC continues the process of seeking input, advice and information from municipality experts including the State of Wyoming, Lincoln County, nearby Town governments, SVRA Members and the SVRA Utilities Department.

Mr. Orval Harrison, SVRA Board Chairman plus our State Representative, are providing much needed help in our political process. Mr. Stacey Scott, SVRA Board member and civil engineer, with over 24 years experience in the public and private sector, specifically in water distribution and roads, is providing valuable input.

The Lincoln County Commissioners will be essential to our Town formation process. Many Town representatives, especially from Bear River, discussed the excellent cooperation and guidance received from their Commissioners.

Mayors, Councilmen and Clerks from Afton, Alpine, Bear River and Thayne were visited during September. Discussions centered on Town services, utilities improvements and maintenance, and Town budgets. The Town visits were encouraging to members of the Committee. Both Bear River and Alpine had been Service Districts and found the resources inadequate for utilities improvements. Their current status as Towns has given them more access to technical assistance and funding from the State of Wyoming than they received as Service Districts. All four Towns in total gave high marks to the following state and county agencies:

The Wyoming Association of Municipalities (WAM) lobbies the Wyoming legislature on behalf of municipalities and helps Wyoming communities with planning and budget assistance. WAM verifies annual shared revenue for Wyoming towns.

The Wyoming Water Development Council (WWDC) serves Wyoming communities in the research, development and funding of culinary water systems

The Lincoln-Uinta Association of Governments (LUAG) assists towns with grant selection, writing and submission.

Table of Contents

If you are new to SVRA, please turn to Town Formation Background on Page 3.

Page 1: Town Experts Assist

Page 2: Town Vision

Page 3: Town Formation Upcoming Events; E-mail and Fundraising Update; Background Info

Page 4: Town Name Selection Process

Page 5 (yellow): Town Name Response Form with Counting Procedures on the back

Town Vision

This section represents our initial Vision and is based on many hours of research, as well as input from those mentioned in the Experts section on page 1. This Vision is not binding to SVRA or the Town, but is a work in progress, providing a sounding board for all who see it. The Vision can provide an opportunity for future SVRA and Town candidates to voice their support, non-support, or to recommend changes.

Your questions, comments and recommendations are sincerely appreciated and welcomed. Please e-mail them to svranews@silverstar.com and put "Town Question" in the subject line, or send U.S. mail with your

questions to SVRA, Town Question, and P.O. Box 159, Thayne, WY 83127.

Boundaries: The Town and Star Valley Ranch Association should have the same geographic boundaries, but will act as two separate entities working together towards the common goals of improving the financial posture of the community, the condition of the infrastructure and the quality of life on Star Valley Ranch for everyone. The Town would complement -- not replace -- SVRA.

Star Valley Ranch Association: We recommend that SVRA continue their functions related to recreational facilities, social activities and other responsibilities identified in the DCCRs. The Association would continue ownership, control and operation of the SVRA golf courses and their irrigation systems, swimming pool, tennis courts, buildings and other common areas.

The Town: The Town would essentially be a residential community. The Town would focus on operating the culinary water system and maintaining the roads. The permission of SVRA Members would be sought in any transfer of the water system to the Town. This would relieve SVRA from a considerable financial burden over time.

Culinary Water System: Our recommendation is to expand the amount of available culinary water so adequate water is available for the growing number of homes on the Ranch. The Wyoming Water Development Council (WWDC) assists Towns in developing a phased Water Master Plan, drilling test wells and requesting matching grants. Once the Town is formed, the planning process will take 2-3 years. This first stage is fully funded by WWDC. The current culinary water distribution system could either be upgraded or replaced by a new system that could have the capacity to accommodate fire hydrants and meet fire protection standards. Actual construction and/or improvements would be funded after the planning stage from matching grants and low interest loans available to Wyoming Towns and Cities. Revenue sources such as a mil levy, portions of state shared revenues and water use fees could be sources of funds to meet the repayment obligation. Several questions need to be resolved and several years will be required to complete this process.

Ordinances: Our recommendation is that initially the Town enact as few new ordinances and regulations as possible. Ordinances and codes would mirror the Association's DCCRs with very little additional control or regulation. (See legisweb.state.wy.us/statutes/statutes.htm; Title 15, Ch.1, Art.1 for powers and processes of a Town.) The Town would be responsible for enforcement of its codes and ordinances, and SVRA would continue to be responsible for enforcement of its DCCRs.

Other Town Services/Personnel: We recommend the Town arrange to contract fire protection and emergency services with the Town of Thayne, and initially that the Town continue to rely on the County Sheriff's police protection. Based on FISC town visits, we suggest that immediately following formation, the Town hire a Clerk/Treasurer. This individual is the core of day-to-day Town activities, financial integrity, and funding requests. Funding for maintenance of the existing culinary water system, road maintenance and improvements, and Town services could be provided from a portion of Wyoming shared revenues, a mil levy and charges for services such as water fees.

Initial Town Responsibilities	Continuing SVRA Responsibilities
Culinary water	Golf course management, irrigation, and associated maintenance
Road maintenance	Swimming pools
Fire Protection and EMTs	Tennis courts
Office Space	All Common areas, Barn, Silo and Office Space

Town Formation Upcoming Events

The list below reflects current planning only and is subject to change.

Legislation: Two separate bills to clarify contiguity questions and survey requirements have been submitted for the Wyoming legislative process.

Dec/Jan – FISC will contact SVRA Residents and Members to lobby our legislators in support of these two bills.

Feb/April – 2005 Wyoming Legislative Session. Legislation results should be available by April.

Name Process: See Rounds 1, 2, and 3 on page 4.

First Quarter, 2005: Final recommendations from FISC Committees including the Town Vision; budgets, grants and services; and the water system definition and transfer requirements will be completed. A current and former Mayors' Council will be assembled to review pertinent recommendations.

Second Quarter, 2005: The survey will be performed after spring thaw. The petition and census will be completed following the return of the snow birds.

Mid-Summer: Submission of Town application for incorporation.

Late Summer: Elections for Mayor and 4 Council Members.

E-mail and Fundraising Update

Thank you to our nearly 300 e-mail subscribers, who have saved us over \$300 in postage and cost of materials to date. YOU can join the SVRA e-mail service and help us save additional dollars by sending an e-mail to svranews@silverstar.com.

Thank you to over 35 individuals and organizations who have contributed nearly \$6000 to the For Our Future fund -- enough to pay for this full-membership Bulletin, initial legal fees and all foreseeable expenses through the end of 2004.

Your continued contributions to For Our Future will both reduce any strain on the Association's budget and will help pay for our continuing costs in 2005, including lobby efforts, the survey, legal advice and census/petition initiatives.

Checks in any amount may be made out to and mailed or delivered to:

SVRA

P.O. Box 159; Thayne, WY 83127

Please indicate your contribution is For Our Future fund, a restricted account.

Contributions will be acknowledged. Thank you for your support.

Town Formation Background

To determine the Membership's desire for solving the financial problems associated with expanding, improving and maintaining the water, roads and other infrastructure at Star Valley Ranch, a large group of volunteers, directed by the SVRA Board of Directors, wrote a Feasibility Study during the winter of 2003/4. An Information Packet was sent to every Member in April 2004. Five Funding Options were offered for consideration, and each Member's response was requested.

Forty-eight percent of the total Membership, one of the highest response rates received in recent Ranch history, replied to the Feasibility Study. Results were determined by tallying both the responder's ranked choices as well as the degree of support for each choice. Responses were tallied on May 21, 2004 and all Members were informed immediately. Of the five Options offered for consideration, the number one choice of two-thirds of the 968 responding Members was to form a Town as the way to solve SVRA's funding problems. This was considered a clear mandate and the SVRA Board of Directors formed the Funding Implementation Steering Committee (FISC).

The Feasibility Study and Results and the Town Formation Bulletin #1 are available on the SVRA web site -- www.svrawy.com, or at the SVRA Office or can be requested by mail at \$5.00 per request.

Town Name Selection Process

The Funding Implementation Steering Committee (FISC) is soliciting Town name suggestions from the full SVRA Membership and Renters living on the Ranch. A Town name is required for the incorporation application. Although the name of the Town is important, it is only one part of the process for incorporation. However, it may be the most exciting!

Rules:

One or more names may be submitted on the single yellow response form attached or via e-mail or website ballot -- but only one response form will be counted for each plat/lot.

Any name(s) may be submitted. Some ideas for name selection might be that the name is descriptive of the area, its history, and/or is memorable.

Plat and lot must be submitted with your response.

Member responses must be returned to FISC by Friday, Nov. 19.

Names may be sent via:

Email - svranews@silverstar.com or

Website - www.svrawy.com or

Fax - 307 883 2016 or

U.S. Mail using the yellow response form on page 5 to:

SVRA; Town Name; P.O. Box 159; Thayne, WY 83127

1. Round 1 of Town Name -- Late October Full Membership Mailing: FISC's objective is to count every name received in an open meeting. If one Town name should receive over 50% of the responses received, that name will become the name of the Town. If not, FISC will identify the proposed names representing 50% of the votes cast and re-submit them to the full Membership.

2. Round 2 of Town Name -- December 1 SVRA Assessment Mailing: If necessary, the top names will be re-submitted to the full Membership in the December 1st SVRA Assessment mailing. Member response for one name will be due to FISC by a date designated within 30 days from the date of mailing. If one Town name should receive over 50% of the responses received, that name will become the name of the Town.

If no name has a majority, FISC will identify the most prevalent, proposed names representing 50% of the votes cast, place them in a hat at an open meeting, and a person 8 years old or less will be chosen to draw the name. The name drawn from the hat will be the name of the Town.

Final results will be announced on e-mail at svranews@silverstar.com, on the website at www.svrawy.com, on the marquee, through a local news release and in the Annual Newsletter!

Town Name Counting Procedures

The objective of the Committee is to Count Every Response.

Exceptions:

If the plat/lot number cannot be identified, the response will not be counted.

If duplicate responses from one plat/lot are received, ONLY the response with the latest postmark or timestamp will be counted.

All mailed responses will be placed unopened in a ballot box. E-mail and web responses will be printed and placed in the same ballot box.

An OPEN MEETING will be held in late November at the Ranch to open and record the responses. All responses will be read aloud. Two teams of two each will record Town names and the plat/lot numbers and will count the responses as a check for validity.

The response forms will be alphabetized. Names that sound the same phonetically or are the singular or plural of the same word would be counted as the same; i.e., Berry, Barry, Bery, Bary, Bury, Berrys, Berries, etc. The most common spelling would be used for Round 2.

Names will be counted and percentage of each name to the total will be determined.

The two teams will reconcile their numbers and announce the results. If one name receives over 50% of the responses, it will become the name of the Town. Members will be notified of the Town name or a Round 2 response sheet will be mailed to all Members. Counting for Round 2 will be virtually the same except the names will already be recorded.

Town Name Response Form

Thank you for sending your Town Name choice(s) through the SVRA website response form. Responses must be sent by Friday, Nov. 19, 2004.

PLAT AND LOT NUMBER(S) MUST BE INCLUDED FOR YOUR CHOICE(S) TO BE COUNTED.

Town Name(s)

Plat and Lot Number(s):

_____ (x) if you are a Renter, please.