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

**FISC Bulletin Number 6
June, 2005**

**Survey, Map and Census Posted June 11
Petition Signing Continues Until June 30**

The census of the resident population of the proposed town of Star Valley Ranch was completed on June 10. The result is that there are 1401 individuals residing in the area. Thanks go to Jerry and Sara Kittleson and the many volunteers who visited the homes, placed calls and gathered information from their neighbors. The survey and map are complete and are required for town application. They are available for anyone to see at the Ranch Office. We are on schedule to file our application with the county on July 1, 2005.

We continue to urge Lincoln County registered voters who reside on Star Valley Ranch to sign the petition before June 30. The petition requests that the county commissioners provide a special election of the registered voters to vote for the formation of a town. Over 300 voters have already signed, and the goal is to include as many registered voters as possible. Thanks to Roger Jeffs who is in charge of this project. The petition forms are available at the Ranch Office, the Cedar Creek pro shop and at the Guard Shack. Renters who are registered voters and live on SVR are eligible and are urged to sign the petition.

Town Formation Town Meeting Results

On Friday, June 3, over 70 people attended a two-hour Town Meeting at the SVR Barn for the purpose of hearing about and commenting on the process of Town Formation. Boyd Siddoway, FISC chair, stressed in his opening overview that the purpose of forming a town is to help to improve the funding issues on Star Valley Ranch. The town is the vehicle, the improvements are the goal.

Projections in the engineering reports for repairing, replacing and maintaining the culinary water system and roads range from 4-6 million dollars. (Please see www.svrawy.com, Town Formation, The Problem, Feasibility Study, April 2004.) The state of Wyoming assists incorporated towns with expertise and funding assistance. A partnership between the proposed town of Star Valley Ranch and the Association is a necessity. A representative sampling of the questions asked and answers given follows. Some have been paraphrased to save space.

Q. What are the sources of revenue for the town?

A. Annual state shared mineral and tax revenues of approximately \$500,000, eligibility for 50% or greater matching grants based on an optional 8 mil levy, and possible water usage fees.

Q. How will water and roads be transferred to the town?

A. Any SVRA common property conveyed from Star Valley Ranch to a public entity must have 2/3 membership concurrence to follow the DCCRs.

Q. If the town is formed and transfer cannot occur, where are we?

A. The town must exist in order to request conveyance from the membership. The vision is a great deal of cooperation between the town and the Association. The vast majority of roads are already dedicated to the public and the town can accept them without further approval. FISC believes that if the town, the Association and FISC work in harmony, the 2/3 concurrence to convey the culinary water can be achieved, but it will take some time.

Q. If the roads can be transferred to the town, who will handle complaints?

A. The roads are already dedicated to the public. When the town is maintaining the roads, complaints would obviously be directed to the town personnel in charge of road maintenance.

Q. Will we see a reduction in homeowner's fees?

A. A reduction is an alternative, however, FISC doubts if fees would be reduced in the near future because there is so much catch-up maintenance and building necessary on the common areas of the Ranch. All of SVRA's equipment is depreciated and Aspen Hills needs work. The water system loan also needs to be paid off. There is a long way to go, so be patient with the Board.

Q. What additional taxes and fees will be levied and what will they support?

A. In order to receive grants and matching funds the state will ask if we have done our part – which will probably be an 8 mil levy and water usage fees. A \$150,000 home would generate \$114 in taxes. Town taxes will come back to us and we can spend it on our own needs. State matching funds will save us at least 50 cents on the dollar.

Q. Would the Association's wells be transferred to the town?

A. If you have read our vision, FISC recommends that SVRA will need to keep water for the recreational and common areas. It makes sense that the water needed for irrigation stays with the Association and culinary goes to the town. FISC has met with water commissioners and other towns, but has not completed their study of the alternatives. They still have to meet with water and distribution experts, a project leader from WWDC and get confirmation from former municipality officials.

Q. Will the town be able to sell water outside the town?

A. Afton does, but they charge an extra fee. So does Thayne to a small group. The Association does provide water to a few taps off the Ranch now.

Q. If SVR is zoned for recreation and residential, where will you put a public building to hold public records?

A. The Association currently has three areas where "commercial" business is conducted:

1. The SVRA Office, Aspen Hills Pro Shop and Cart Barn area,
2. The Barn, Silo and Cart Barn area, and
3. The main maintenance shop and real estate office area.

Any of these locations could be potential town office locations. Town ownership of their office is NOT a requirement, only the ability to provide a secure site for public records.

Q. Any thought of putting common areas and recreational areas in the town? If that were done the homeowners could be social. Why have two organizations?

A. The DCCRs require an Association. They would have to be satisfied and cannot be changed until 2012. The Feasibility Study addressed the Association's deep financial trouble associated with water and roads and the membership's consensus was to form a town. Once formed, these groups may consider that idea some time in the future.

Q. How do county services change when we become a town?

A. We pay for them today through county taxes, which would come back to us as a town. FISC's recommendation is that our town contract with Thayne to continue fire and EMT protection. Our recommendations do not call for a change in police protection therefore services would remain the same at about the same cost.

Statement: I think in the end we will all pay more than we do now to live here, and I think that's fair. I want to make sure that the money I'm paying is going where it needs to go.

Statement: My daughter in AZ pays Association dues of \$29 per month – about what we pay now. Her dues keep the streets clean – nothing to do with golf course or anything else. We should be happy to pay this money.

Statement: Afton's current town water project cost \$5 million, but with various state grants and matching funds the total cost to Afton will be about \$250,000. Gregg Wilkes, Afton Town Administrator and Town Meeting Moderator