

The Town of  
**Star Valley Ranch, Wyoming**

Community Center Public Hearing Minutes

**FINAL**

August 9, 2011

Present: **Boyd Siddoway, Mayor**  
**Kent Harker, Councilman**  
**George "Al" Redlin, Councilman**  
**Edwin Koch, Councilman**  
**Carol Warren, Councilman**

**Call to Order, Roll Call of Councilmen, and Statement of Quorum:** A Public Hearing was held August 9, 2011 at **Town Hall**. **Mayor Siddoway** called the meeting to order at 6:00 PM, and declared the existence of a quorum.

*A list of attendees (sign-in sheet) is on file and available for inspection at the Town Clerk's Office*

**Pledge of Allegiance:** After welcoming everyone **Mayor Siddoway** lead the recitation of ***The Pledge of Allegiance***

**Adopt the Agenda:**

**Councilman Redlin made a motion to approve the agenda as written. Councilman Harker seconded the motion. The motion carried unanimously.**

**Recognition:** Mayor Siddoway recognized former councilman Jim Wheeler and Wyoming Business Council Representative Elena Zemple.

Mike Blackman explained the Community Center Project Team (CCPT) was formed December 2010 and is a joint effort between the Town and the Association. The members are Ken Crittenden, Alycyn Culbertson, Kory Wheeler, Kirk Session, Karen Segraves, Ed Koch – Town liaison, and George Toolson – Association liaison. The goal of this team is to develop a plan for a new community center that incorporates the current attitudes of the community. They are hoping to utilize Wyoming Business Council Grants that are available to the Town. It was discussed what the building would be used for and the grants that may be available. For more specific detail please review the presentation that was given and is included.

## CCPT Mission

- Established in December 2010
- Joint project team of 6 people from the public and 1 each from the Town Council and SVRA Board of Directors
- Develop a plan for a new Community Center that incorporates the current attitudes of the community
- Utilize grant funds available to the Town

## Citizen Input

- Used two prior Community Assessments for basis of questionnaires for public input
  - Community Assessment July 2006
  - Community Assessment August 2010
- Developed 2 two new questionnaires
  - January 2011
  - April 2011
- Held 5 Public Input Sessions to review results of the questionnaires attended by more than 150 citizens
  - April 2011 (2)
  - May 2011 (2)
  - June 2011 (1)

## Building Design

- First preliminary design presented in April 2011 for citizen input session
- Second design modified for input from April meeting presented in May
- Third design presented in June meeting to reflect prior input
- Moving forward with third design with some business location modifications

## Final Design Decisions

- Re-model Barn
- Remove Silo and build new wing to barn
- Cost estimate of \$3.5 million dollars

## Progression of Funding

- Originally thought we would qualify for at least three Wyoming Business Council Grants
  - Community Facilities
    - \$1 Million Grant with minimum 15% match
    - \$1 Million Loan potential @ 2% below prime
  - Community Readiness
    - \$1 Million Grant with minimum 15% match
    - \$1.5 Million Loan potential @ 2% below prime
  - Business Committed
    - \$1.5 Million Grant with minimum 15% match
    - \$1 Million Loan potential @ 2% below prime

## Progression of Funding

- Informed by Business Ready Community (BRC) that they would not support our application for Business Committed Grant or Loan as we did not qualify due to nature of proposed businesses
- Left with two grants and potential loans
  - Community Facilities
  - Community Readiness

## Additional Pending Work

- Finalize Easement/lease back agreement
- Fine tune cash flow analysis
- Complete both grant applications and loan application(s)
- Continue to refine design and firm up cost estimates for building
- Keep community informed of progress

## Timeline

- Sept 1, 2011 - Submit Community Readiness Application
- December 1, 2011 – Submit Community Facilities Application
- March 2012 – WBC approval
- April 2012 – SLIB approval
- April 2012 – Start detailed design and Request for Proposal work
- May 2012 – Wyo Attorney General Review
- June 2012 – Award work contract(s)
- July 2012 – Start site work
- July 2014 – Work complete and buildings open

## Recommendation

- Continue preparing grants for submittal deadlines
  - Community Readiness September 1, 2011
  - Community Facilities December 1, 2011
- Apply for two grants \$1 million each
- Apply for one loan, Community Readiness, for at least \$1 million, however keep option open to apply for up to \$1.5 million

**Adjournment:**

**Councilman Redlin moved that The Town of Star Valley Ranch adjourn this Community Center Public Hearing. Councilman Warren seconded the motion. The motion carried unanimously.**

The Public Hearing was adjourned at 6:33 PM

\_\_\_\_\_  
Boyd Siddoway, Mayor

\_\_\_\_\_  
Date

Attest: \_\_\_\_\_  
Brenda Bauer, Clerk

\_\_\_\_\_  
Date