

The Town of
Star Valley Ranch, Wyoming

SPECIAL MEETING

MINUTES

FINAL

August 21, 2009

Present: **Boyd Siddoway, Mayor**
 Kent Harker, Councilman
 George "Al" Redlin, Councilman
 Carol Warren, Councilman
 Ed Koch, Councilman – by phone

The Town Council held Special Meeting at Town Hall on the afternoon of August 21, 2009. Because this is a special meeting, only the published subject can be discussed at this meeting and that subject is the discussion of the fair market value of the Green Canyon Tank. About 22 people were present, including members of the Council, Town Administrator Wilkes, Town Clerk Bauer and Engineer Clarence Kemp.

Mayor Siddoway called the meeting to order at 2:00 P.M. and declared the existence of a quorum.

Mayor Siddoway recognized the Chairman of the SVRA Board Curtis Cheshier and Board members Jan Jonson, Gayland Archibald, & Jere Kovach and thanked all of them for attending.

The reason this meeting is being held on such short notice is that there is a deadline in September for the Town to apply for a grant and the Town has to know whether they are applying for a new tank or the existing tank. It is the desire of this Council and the Board to make sure that the application is for the existing tank. We need to have a formal agreement on the fair market value established before we apply for the grant.

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

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

There was a meeting held earlier today at 11:00 a.m. at Town Hall attended by Mayor Siddoway, Chairman Cheshier, Steve Wonacott, engineer for the Association, and Clarence Kemp, engineer for the Town.

There were two different values presented at the SVRA Board of Directors work session. It was agreed that the best way to determine the fair market value was to get both engineers in a room together.

Engineer Clarence Kemp explained that the Association brought in their engineer since it is always good to get two opinions. The intent of this meeting was to find out and agree on what the tank was worth. Why would the Town ever want to do this as there is no doubt that the Town could get a new tank funded but the Town would end up spending more of the rate payer and tax payers money.

What they used to arrive at a value were the current construction costs as a good basis to start with. A spreadsheet showing these costs was passed out and reviewed.

To view the handout, please [click here](#).

Councilman Harker made a motion to approve the fair market value price of \$420,000.00 as recommended by the engineers for the acquisition of the Green Canyon Tank and authorize Mayor Siddoway to formally make the offer to the SVRA Board of Directors. Councilman Warren seconded the motion. The motion carried unanimously.

Ron Mueller asked what the percentage of the grant is. **Mayor Siddoway** replied that a 1/3 Town and 2/3 WWDC is a typical WWDC Grant however there may be changes in this due to the economy.

Councilman Redlin asked what the procedure is for payment from WWDC. **Mayor Siddoway** replied that they pay and our match would be a loan payable over 30 years at a low percentage.

Mayor Siddoway explained the reason to pursue a friendly eminent domain on that property is because it is necessary for the Town to condemn that property to remove the DCCRs from the property. The Association Board had the right to use any property as common area and if they were to just transfer it to the Town, the Town would own a residential property and illegally have a tank sitting on that lot. Eminent domain will remove the DCCR's from the property. When the Town takes ownership of it there will be no restrictions requiring use only as single-family property.

Jan Jonson asked, "if everything went through as scheduled when would the payment date be?" **Mayor Siddoway** explained it probably be by June 2010.

Councilman Harker made a motion to adjourn this special meeting. Councilman Warren seconded the motion. The motion carried unanimously.

The Special Meeting was adjourned at 2:30 p.m.

Boyd Siddoway, Mayor

Date

ATTEST:

Brenda Bauer, Clerk

Date