

Resolution No. 2025-01

A Resolution Authorizing the Acquisition of Nordic Ranches Water LLC (NRW LLC) by the Nordic Ranches Community Water and Sewer District (NRCW&SD)

WHEREAS, the Nordic Ranches Community Water and Sewer District (the “District”) seeks to acquire Nordic Ranches Water LLC (NRW LLC), including all associated water system infrastructure, easements, property, water rights, and other assets, as well as a reserve fund of \$50,000, necessary to own, operate, and maintain a public water system for the benefit of the District’s current and future members, in accordance with applicable Wyoming statutes and Environmental Protection Agency (EPA) requirements; and

WHEREAS, the “as-is” value of NRW LLC and its associated assets has been independently evaluated by Forsgren Engineering (2022), which determined the value of \$3,018,760; and

WHEREAS, the agreed-upon purchase price for all assets of Nordic Ranches Water LLC is **\$950,000**; and

WHEREAS, the acquisition will be financed through a loan from **the USDA Rural Development Office of Wyoming** in the amount of **\$999,000**, with a term of **30 years** at an interest rate of **3.37%**, with \$49,000 of loan proceeds allocated to secure a required \$40,000 revenue bond and to cover closing costs; and

WHEREAS, the District intends to operate and service the loan within existing member rate structures, with no mill levy or special assessments anticipated; and

WHEREAS, publicly owned water systems are eligible for federal and state grants, as well as low-interest loans for infrastructure and capital improvement projects—funding sources not available to privately held systems; and

WHEREAS, private ownership of essential water infrastructure limits public accountability and transparency, often resulting in higher rates and diminished service quality; and

WHEREAS, upon completion of the acquisition, **each landowner within the Nordic Ranches Subdivision shall become a member/owner of the District and share in its ownership, governance, and success;**

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Nordic Ranches Community Water and Sewer District that:

1. Authorization of Acquisition — The District hereby authorizes and approves the acquisition of Nordic Ranches Water LLC (NRW LLC), including all related assets, property, and rights, for the purchase price of **\$950,000**, and authorizes the District’s officers to execute all documents necessary to complete the transaction and financing in the amount of **\$999,000** through the USDA Rural Development Office of Wyoming, under the terms outlined herein.

2. Affirmation of Public Ownership — The District affirms that water is a common resource held in public trust and shall retain public ownership, financing, operation, and management of its drinking water system, and shall oppose any efforts to privatize these essential public services.

Adopted by the Board of Directors of Nordic Ranches Community Water & Sewer District this 12th day of November, 2025

Dan R. Magill

President

Stephen Mager

Vice President

[Signature]

Secretary/Treasurer

[Signature]

Board Member

James Phillips

Board Member

