

WORK SESSION AGENDA

Casper City Council
City Hall, Council Chambers
Tuesday, December 14, 2021, 4:40 p.m.




Work Session Meeting Agenda		Recommendation	Beginning Time	Alloted Time
Recommendations = Information Only, Move Forward for Approval, Direction Requested				
1.	Council Meeting Follow-up		4:40	5 min
2.	Ford Wyoming Center Facility Use Study	Direction Requested	4:45	40 min
3.	Utility Rate Changes for Water, Sewer & Refuse Collection	Direction Requested	5:25	20 min
4.	Street Projects Priority List	Direction Requested	5:45	20 min
5.	CY Avenue Trees	Direction Requested	6:05	20 min
6.	North Platte River Park No. 2 Subdivision	Information Only	6:25	10 min
7.	Agenda Review		6:35	20 min
8.	Legislative Review		6:55	20 min
9.	Council Around the Table		7:15	10 min
Approximate End Time:				7:25


Please silence cell phones during the meeting

We are CASPER

Communication Accountability Stewardship Professionalism Efficiency Responsiveness

December 7, 2021

MEMO TO: J. Carter Napier, City Manager 

FROM: Zulima Lopez, Parks, Recreation, & Public Facilities Director 

SUBJECT: Ford Wyoming Center Study

Meeting Type & Date
Council Work Session
December 14, 2021

Action type
Direction Requested

Recommendation

That Council approve a partnership between the City of Casper, Spectra Venue Management, and Visit Casper to hire an outside consultant to capture and assess current and future facility use and demand data and identify solutions to maximize the Ford Wyoming Center's use while fulfilling the needs of the various users of the facility.

Summary

In 1979, the City of Casper, using one cent tax funds, began construction on what was to be the largest indoor event venue of its kind in the State of Wyoming. For the last 40 years, the Ford Wyoming Center, formerly known as the Casper Events Center, has served the community well with educational, inspiring, and entertaining events. The facility continues to play a critical role in the vitality of Casper, generating tens of millions of dollars in economic impact annually, enhancing tourism opportunities, and supporting residents' quality of life.

With age comes the inevitable need for maintenance and repair. In addition, what the building was designed to do 40 years ago doesn't necessarily meet the demand of businesses, residents, and user groups today. Four decades ago, the facility was built with 10,000+ seats, a large arena, and minimal meeting space. History shows that Casper does not attract large acts that sell out the 8,000+ seat arena that exists currently. Additionally, today's event organizers and promoters are looking for intimate stage setup options, more tradeshow and meeting space, enhanced audio/visual facilities, and comfortable finishes. These incongruences lead to questions of whether the current facility is aptly utilizing the site's available space.

Visit Casper is proposing a partnership between Visit Casper, Spectra Venue Management, and the City of Casper to retain a consultant to 1) gauge current demand against the shortcomings of the existing facility, 2) measure the demand and the types of events, activities, and shows that are expected to book business at the Ford Wyoming Center in the future, and 3) identify how best to

achieve recommended programming changes with the opportunities and limitations of the current facility.

Financial Considerations

The recommended study is estimated to cost approximately \$90,000. A three-way partnership between the major stakeholders is recommended.

Oversight/Project Responsibility

Brook Kaufman, Visit Casper CEO



Brad Murphy, Spectra Venue Management General Manager

Zulima Lopez, Parks, Recreation, & Public Facilities Director

Attachments

None

December 7, 2021

MEMO TO: J. Carter Napier, City Manager 
FROM: Andrew Beamer, P.E., Public Services Director 
Bruce Martin, Public Utilities Manager
SUBJECT: Establishing Rates for Retail and Wholesale Water and Sewer Service

Meeting Type & Date

Council Work Session
December 14, 2021

Action Type

Direction Requested

Recommendation

That Council review updated water and sewer fund proforma and set revised water and sewer rates to become effective January 1, 2022, and January 1, 2023.

Summary

City of Casper retail and wholesale water and sewer rates are considered and approved by Council on a biennial basis. Resolution 19-246, approved December 17, 2019, set water and sewer rates for 2020 and 2021. Water and sewer fund proforma have been updated to determine appropriate water and sewer rates for 2022 and 2023.

The updated proforma for the water fund contains the following information and assumptions:

- 1) A 6% rate of inflation for operation and maintenance costs. This includes personnel, materials and supplies, and contractual services.
- 2) A 6% rate of inflation for Central Wyoming Regional Water expenses.
- 3) A 0.5% rate of growth in Natrona County based on the recent water and wastewater facility plans.
- 4) The model assumes that \$12 M in grant and/or loan funding will be obtained for the 10 Million Gallon Reservoir rehabilitation or replacement project.
- 5) The model includes the continued use of \$2.5 M of 1%#16 funds each year for FY22 - FY26. One cent funding allows for 0.5% of the water mains to be replaced annually.
- 6) Rates developed by this model include rate adjustments needed for new and replacement capital facilities in accordance with the Capital Improvement Plan (CIP),

taking into account those funds obtained from system development charges, depreciation, reserves, 1% money, and outside grants/loans.

The updated proforma for the sewer fund contains the following information and assumptions:

- 1) A 6% rate of inflation for operation and maintenance costs. This includes personnel, materials and supplies, and contractual services.
- 2) A 6% rate of inflation for Regional Wastewater System (RWWS) expenses. The model assumes that approximately 84% of the wholesale wastewater operational charges are from Casper. The remainder is from other wholesale users of the RWWS.
- 3) A 0.5% rate of growth in Natrona County based on the recent water and wastewater facility plans.
- 4) The model includes the continued use of \$500,000 of 1%#16 funds each year for FY22 - FY26. The combination of one cent funding and sewer funds allow for 0.32% of the sewer mains to be replaced/rehabilitated annually.
- 5) Rates developed by this model include rate adjustments needed for new and replacement capital facilities in accordance with the Capital Improvement Plan (CIP), taking into account those funds obtained from system development charges, depreciation, reserves, 1% money, and outside grants/loans.

Based on the detailed proforma, recommended rate increases for the water and sewer funds are as follows:

Water Fund

- January 1, 2022 – 6% rate increase
- January 1, 2023 – 6% rate increase

Sewer Fund

- January 1, 2022 – 11% rate increase
- January 1, 2023 – 11% rate increase

The Public Utilities Advisory Board, at its December 8, 2021 meeting, discussed and recommended a 6% retail water rate increase and a 11% sewer rate increase for each of the next two years.

A summary of the proposed changes follows.

RETAIL WATER SERVICE RATE SCHEDULE

January 1, 2022

The existing retail water minimum charge of \$8.46 would increase to \$8.97. The minimum usage volume of 1,500 gallons will remain unchanged. The existing volume charge of \$3.98 per thousand gallons would increase to \$4.22 per thousand gallons.

This would add an additional \$2.90 or 6.0% increase to the average monthly residential customer who uses 11,500 gallons of water per month.

January 1, 2023

The January 1, 2023 retail water minimum charge of \$8.97 would increase to \$9.51. The minimum usage volume of 1,500 gallons will remain unchanged. The existing volume charge of \$4.22 per thousand gallons would increase to \$4.47 per thousand gallons.

This would add an additional \$3.05 or 6.0% increase to the average monthly residential customer who uses 11,500 gallons of water per month.

RETAIL SEWER SERVICE RATE SCHEDULE

January 1, 2022

The existing retail sewer rate minimum charge would increase from \$9.76 per month to \$10.83 per month. The minimum usage volume of 2,000 gallons would remain unchanged. The volume rate would increase from \$3.97 per thousand gallons to \$4.41 per thousand gallons.

This would add an additional \$3.04 or 11.0% increase to the average sewer residential customer who uses 6,500 gallons of sewer per month.

January 1, 2023

The January 1, 2023 retail sewer rate minimum charge would increase from \$10.83 per month to \$12.03 per month. The minimum usage volume of 2,000 gallons would remain unchanged. The volume rate would increase from \$4.41 per thousand gallons to \$4.89 per thousand gallons.

This would add an additional \$3.36 or 11.0% increase to the average sewer residential customer who uses 6,500 gallons of sewer per month.

Casper's average retail residential water and sewer bills are very favorable in comparison with other entities in the region. It needs to be emphasized that many of the comparable entities have utilized other funding sources, such as optional Sixth Cent Capital Facilities Taxes to help finance major upgrades to their water and wastewater systems.

WHOLESALE WATER RATES AND OUTSIDE-CITY RETAIL WATER RATES

In addition, updated wholesale water rates and outside-City retail water rates are also proposed for January 1, 2022 and January 1, 2023. These rates were prepared in conformance to the cost of service approach required by Wyoming State Statutes. The projected increase in the wholesale

water rate for customers connected to Regional Water transmission lines is from \$2.55 per thousand gallons to \$2.70 per thousand gallons on January 1, 2022 and to \$2.85 per thousand gallons on January 1, 2023. The projected increase in the wholesale water rate for customers connected to Casper Water Transmission Lines is from \$3.42 per thousand gallons to \$3.63 per thousand gallons on January 1, 2022 and to \$3.85 per thousand gallons on January 1, 2023. The cost of wholesale Regional water increased from \$2.03 per thousand gallons to \$2.13 per thousand gallons on July 1, 2021.

SEPTAGE, SUMP AND GREASE WASTE FEES

No rate increases are recommended for domestic septage, non-hazardous industrial sump waste, and grease waste disposal fees at the Wastewater Treatment Plant for 2022 or 2023.

Financial Considerations

Rate fee increases as proposed.

Oversight/Project Responsibility

Andrew Beamer, P.E. Public Services Director

Bruce Martin, Public Utilities Manager

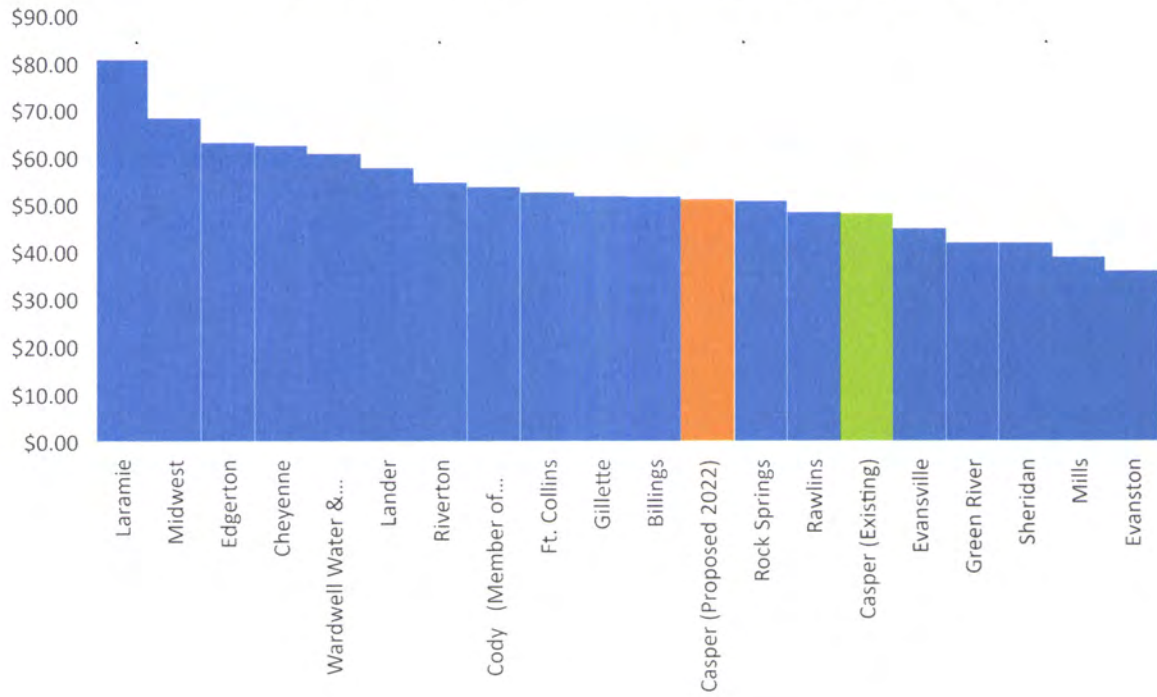
Attachments

Average Water Bill Comparison Graph

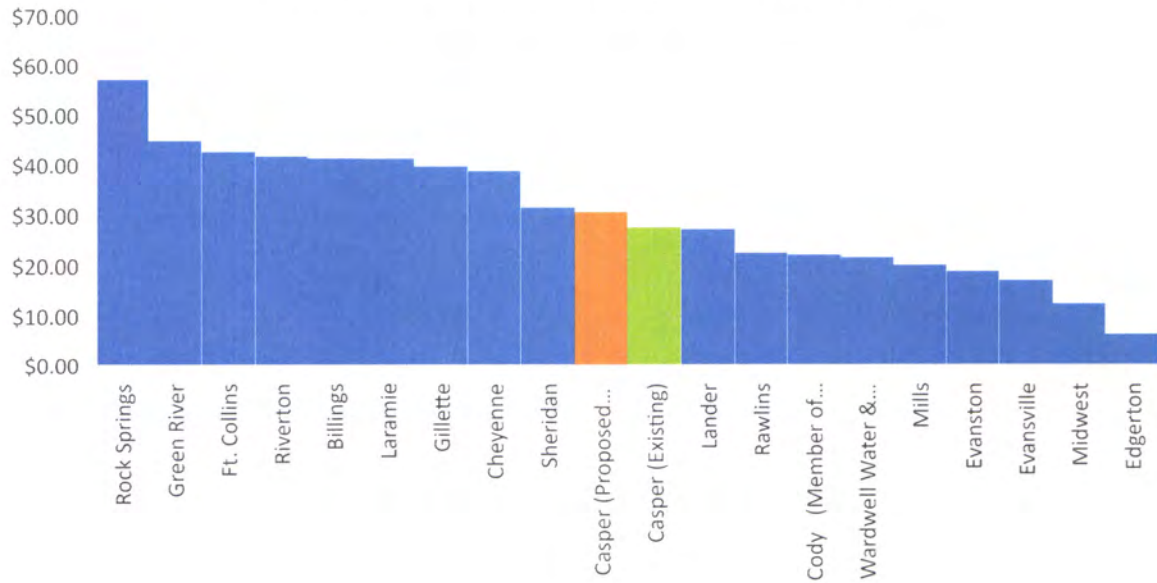
Average Sewer Bill Comparison Graph

Other Entities Water & Sewer Rates

Average Retail Water Bill Comparison (11,500 gallons)



Average Retail Sewer Bill (6,500 gallons)




**2021 Water and Sewer Rates Information
From Other Entities**


Rate Comparison - Monthly - Inside City

Average monthly residential use in the City of Casper is 11,500 gallons of water and 6,500 gallons of sewer.

Entity	Water Rate		Sewer Rate		Water	Sewer	Total Water And Sewer
	Base Rate	Per 1,000 gallons	Base Rate	Per 1,000 gallons	11,500 Gallons	6,500 Gallons	
Billings	\$8.30	0-10,000 - \$3.72/1,000 11,000-32,000 - \$4.45/1,000	\$6.95	\$4.95	\$51.83	\$41.35	\$93.18
Cheyenne	\$6.12	First 6,000 \$4.42/1,000 Next 18,000 \$5.46/1,000	\$5.23	\$5.15	\$62.67	\$38.71	\$101.38
Cody (Member of Shoshone Municipal Pipeline "SMP")	SMP - \$11.00 Cody - \$13.00 Total - \$24.00	\$2.60	\$10.14	\$1.84	\$53.90	\$22.10	\$76.00
Edgerton	\$52.80	\$3.00/1,000 over 8,000 gallons	\$6.20	\$0.00	\$63.30	\$6.20	\$69.50
Evanston	\$9.64	\$2.30	\$8.42	\$1.60	\$36.09	\$18.82	\$54.91
Evansville	\$6.98	\$3.31	\$12.46	\$1.84/1,000 over 4,000 gallons	\$45.05	\$17.06	\$62.11
Ft. Collins	\$18.30	0-7,000 \$2.83/1,000 7,001-13,000 \$3.26/1,000	\$18.86	\$3.66	\$52.78	\$42.65	\$95.43
Gillette	\$6.50	\$3.95	\$20.94	\$2.88	\$51.93	\$39.66	\$91.59
Green River	\$18.00	2,004-5,012 gal - \$2.43/1,000 5,013 & up - \$2.57/1,000	\$18.80	\$4.01	\$42.00	\$44.87	\$86.87
Lander	\$35.73	\$2.97/1,000 over 4,000 gallons	\$17.49	\$2.15/1,000 over 2,000 gallons	\$58.01	\$27.17	\$85.17
Laramie	\$23.16	1-3,000 - \$3.76 3,001-6,000 - \$4.69 6,001-24,000 - \$5.88	\$12.63	\$4.41	\$80.85	\$41.30	\$122.15
Midwest	\$58.46	\$2.85/1,000 over 8,000 gallons	\$12.35	\$0.00	\$68.44	\$12.35	\$80.79
Mills	\$8.98	\$3.00/1,000 over 1,500 gallons	\$20.07	\$0.00	\$38.98	\$20.07	\$59.05
Rawlins	\$14.00	\$3.00	\$15.00	\$3.00/1,000 over 4,000 gallons	\$48.50	\$22.50	\$71.00
Riverton	\$21.31	0-5,000 \$2.69/1,000 5,001 & Up \$3.09/1,000	\$18.26	\$3.61	\$54.85	\$41.73	\$96.57
Rock Springs	\$14.85	first 268 cf gallons included next 402 cf \$14.31 over 670 cf \$.02503/cf	\$13.47	\$6.72	\$50.87	\$57.15	\$108.02
Sheridan	\$19.40	1,501 - 6,000 \$1.87/1,000 6,001 & up \$2.57/1,000	\$13.45	\$3.61/1,000 over 1,500 gallons	\$41.95	\$31.50	\$73.45
Wardwell Water & Sewer District	\$18.64	\$3.68	\$18.66	\$2.95	\$60.96	\$21.61	\$82.57
Casper (Existing)	\$8.46	\$3.98/1,000 over 1,500 gallons	\$9.76	\$3.97/1,000 over 2,000 gallons	\$48.26	\$27.63	\$75.89
Casper (Proposed 2022)	\$8.97	\$4.22/1,000 over 1,500 gallons	\$10.83	\$4.41/1,000 over 2,000 gallons	\$51.17	\$30.68	\$81.85
Percent of Change 2022	6%	6%	11%	11%	6%	11%	8%
Casper (Proposed 2023)	\$9.51	\$4.47/1,000 over 1,500 gallons	\$12.03	\$4.89/1,000 over 2,000 gallons	\$54.21	\$34.04	\$88.25
Percent of Change 2023	6%	6%	11%	11%	6%	11%	8%

December 7, 2021

MEMO TO: J. Carter Napier, City Manager 

FROM: Andrew Beamer, Public Services Director 
Cynthia Langston, Solid Waste Division Manager

SUBJECT: Establishing New Resolution for Residential and Commercial Solid Waste Collection, Recycling and Disposal at the Casper Solid Waste Facility and rescinding Resolution No. 20-137 pertaining to establishing rates for residential and Commercial Solid Waste Collection, Recycling and Disposal at the Casper Solid Waste Facility.

Meeting Type & Date
Council Work Session
December 14, 2021

Action Type
Direction Requested

Recommendation:

That Council consider revisions to the current residential and commercial solid waste collection, recycling, and disposal fees at the Casper Solid Waste Facility, to become effective January 1, 2022, and January 1, 2023, and rescind Resolution No. 20-137.

Summary:

Staff met several times in November 2021 to discuss user rates for commercial trash collection, residential trash collection, and balefill tipping fees. During these meetings, continued increasing costs for refuse collection and balefill operations were discussed. The continued cost increases are due primarily to inflation, currently at a rate of 7.7% for Natrona County. In addition, in 2020 refuse collection experienced a 35% increase in residential customers using landfill passes and a 10% decrease in revenues due to the Coronavirus Pandemic, approximately a million-dollar loss to Reserves in the Refuse Collection Fund.

This memorandum outlines the cash flow assumptions made for refuse collection and balefill funds as well as provides a recommendation from staff on how to fund the required capital improvements and rising operational costs. The forecasted cash flow assumptions for the next five (5) years for city of Casper's balefill and refuse collection enterprise funds include:

1. A 0.5% rate of growth in Natrona County.
2. A 6.00% rate of inflation for operation, maintenance and capital expenses.

After discussing funding scenarios for capital improvement and various cash flow assumptions, staff recommends that Council:

1. Increase the balefill tipping fee from \$53 per ton to \$54 per ton effective January 1, 2022, and from \$54 per ton to \$55 effective January 1, 2023. The U.S. Environmental Research

& Education Foundation conducted a survey of landfill owners in 2019 revealing a national average tip fee of \$55.36 per ton. The State of Wyoming average tip fee is approximately \$70 per ton as estimated by the Wyoming Department of Environmental Quality staff with the disclaimer many landfills in Wyoming receive Mill Levy funding that subsidizes operations and capital.

2. Increase the monthly residential trash collection fee from \$19.00 per month to \$24.00 per month (\$5.00/month) effective January 1, 2022, and \$24.00 per month to \$25.50 per month (\$1.50/month) effective January 1, 2023. A 2021 National Trash and Recycling Survey conducted by the SERA Boulder County Workforce revealed a national cost range of \$25 to \$75 per month for residential weekly trash collection, with the State of Wyoming with the lowest cost and New York City with the highest cost.
3. Increase commercial trash collection by an average of 8% effective January 1, 2022, and 6% effective January 1, 2023.

In addition to rate increases, staff has included a number of revised miscellaneous charges within the attached rate resolution, Attachment A. Attachment A highlights in yellow the rates that generate the majority of revenue; the other rate changes are noted via line strikeout notations. A summary of the proposed changes follows:

Residential Collection Summary:
(Refer to attached rate resolution)

Paragraph A.1. Residential Weekly Collection Pickup Service Fees

A \$5 per month and \$1.50 per month residential collection increase for Casper residents is proposed over the next two (2) years. The monthly residential rate increases are effective January 1, 2022, and January 1, 2023. The residential fee includes automated weekly collection and disposal (cost of baling and burying) of 90 gallons of garbage. Additionally, every resident receives 22 extra collection service days, household hazardous waste disposal services, community recycling depot expenses, one free Solid Waste Facility pass per month, street sweeping, and City Park trash collection, as part of this monthly fee.

Several miscellaneous fees include a second trash container, one-time scheduled collection (Special Collection), door to truck to door service for residents physically unable to transport their trash container to the curb (Special Permit Service), habitually late fee, and extremely heavy waste fee. The miscellaneous fees are proposed to change similarly to the residential weekly collection fees.

Paragraph A.2. "On Call" Collection Fees

The fees associated with residential, on-call metal bins have been raised. This service provides residential customers with the option of having a commercial on-call metal trash container placed at their residence for items such as remodeling, spring cleaning, etc.

In addition, the City Manager has the authority to impose fees for residents who do not comply with City regulation associated with solid waste management, primarily requiring bagging garbage prior to placement in trash containers and not overfilling City provided trash containers. Typically, residents respond to notifications of non-compliance before a fee is assessed; however, on occasion, imposing fees is necessary for a change to occur and fees have been raised.

Paragraph B. Commercial Collection Fees

The monthly rates for weekly pickup of commercial trash containers sizes are raised as reflected in rate tables presented in Attachment A rate resolution. These increases represent raised commercial rates by an average of 8% effective January 1, 2022, and 6% effective January 1, 2023.

Paragraph D.1.a. and c.

The current tipping fee for most solid waste delivered to the Casper Solid Waste Facility is \$53.00 per ton. A 30% surcharge fee applies to customer outside Natrona County with the exception of communities with solid waste agreements. Staff recommends raising this fee to \$54.00 per ton on January 1, 2022, and to \$55.00 per ton on January 1, 2023. This new fee will assist in covering the costs associated with replacement capital, future capital construction of lined cells and closing full cells, and an average 6% inflation for all expenses.

In addition, the City Manager has the authority to impose fees for Solid Waste Facility customers who do not comply with City regulation associated with transporting loads securely. Fees are recommended to increase due primarily to inflation for cleanup activities and providing customers with a tarp.

Paragraph D.1.d.

Construction to expand the compost yard by five (5) acres was completed a few years ago. Part of the expansion included a fenced, gated controlled drop off yard for commercial customers to use from Dusk to Dawn, 7 days per week. Staff plans to open the Dusk to Dawn drop off area by Fall 2022 to commercial customers who will be provided an access card for the gate. They will be informed that if any material other than yard waste is dropped off, they will lose their privileges to the yard. The fenced, gated drop off area has lighting and a camera. This new area was constructed in an effort to reduce wait times for all customers.

With this new service, staff will no longer be able to charge for grass coming into the compost yard via the scale house; therefore, a monthly service fee for the use of the Dusk to Dawn drop off yard of \$100.00 per month replaces the \$20 per load fee.

Paragraph D.2.

The current tipping fees for other solid waste, such as petroleum contaminated soil require special handling as required by WDEQ in our landfill permit, has an established rate of \$63 per ton. Staff recommends a rate increase to \$65 per ton.

Paragraph H.

Fees associated with the sale of products produced in the Casper Solid Waste Composting Yard are recommended to increase to offset the costs of inflation.

Staff recommends fees become effective on January 1, 2022, and January 1, 2023 as noted.

Financial Considerations

Rate fee increases as adopted by City Council at the December 21st, 2021, Council meeting.

Oversight/Project Responsibility

Cynthia Langston, Solid Waste Manager

Attachments

Rate resolution

APPENDIX A
RESOLUTION NO. 21-XXX

A RESOLUTION ESTABLISHING RATES FOR RESIDENTIAL AND COMMERCIAL SOLID WASTE COLLECTION, RECYCLING AND DISPOSAL AT THE CASPER REGIONAL SOLID WASTE FACILITY, AND RESCINDING RESOLUTION NO. ~~19-250~~ 20-137.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CASPER, WYOMING: That the following rates are hereby established for the collection, recycling and disposal of garbage, recyclables and refuse effective **January 1, 2022**, except where noted otherwise.

A. RESIDENTIAL SOLID WASTE COLLECTION SERVICES

(Includes: Garbage Collection, Special Collection, Extra Collection, Special Permit Service, Penalty Fees, On Call Bin Service, Recycle Depot Drop Off, Christmas Tree Collection, and Household Hazardous Waste Drop Off)

1. Single-Family Residence and Multi-Family Residence

	Description	Rate
a.	Garbage Collection - Monthly (Per Unit Charge) Effective January 1, 2022	\$19 \$24.00*
b.	Garbage Collection - Monthly (Per Unit Charge) Effective January 1, 2023	\$24-\$25.50
c.	Additional 90-gal Cart (Per Unit Charge x 42%) Effective January 1, 2022	\$8.64-\$10.00
d.	Additional 90-gal Cart (Per Unit Charge x 50%) Effective January 1, 2022	\$10 \$12.00
e.	Additional Requested Pickup Service per 90 gallon Roll Out Container	\$14 \$15.00
f.	Additional Requested Pickup Service per 300 Gallon Shared Alley Container	\$42 \$45.00
g.	Special Collection - First Five Minutes of Load Time - Minimum Charge	\$60 \$75.00
h.	Special Collection - Each Additional Minute of Load Time - per minute	12 \$15.00
i.	Extra Collection - Up to Five (5) Bags, Boxes or Large Items	Included in A.1.a.
j.	Extra Collection - Each Additional Minute of Load Time- per minute	\$12 \$15.00
k.	Special Permit Service (Door to Truck to Door Service) - Monthly Fee	\$5 \$6.00
l.	Habitual Late Set Out Penalty Fee - per incident	\$17.7 \$22.00
m.	Extremely Dense or Heavy Waste** Per 90-100 Gal Roll out Container	Double Fee
n.	Extremely Dense or Heavy Waste** Per 300 Gal Roll Out Container	Double Fee
o.	Extremely Dense or Heavy Waste** Per 400 Gal Roll Out Container	Double Fee

*Note: \$5/month rate increase approved 12/21/2021 by Council to be in effect 1/1/22; will be re-evaluated in November 2022.

**concrete, dirt, sand, sludge, or garbage contents weighing more than 500 pounds

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2. Residential “On Call” Bins

a. See the following:

Effective January 1, 2022

Bin Size	Delivery and Removal	One Normal MSW Dump
4 Cubic Yard	35 \$38	69 \$75
6 Cubic Yard	35 \$38	75 \$81

Effective January 1, 2023

Bin Size	Delivery and Removal	One Normal MSW Dump
4 Cubic Yard	38 \$40	75 \$80
6 Cubic Yard	38 \$40	81 \$86

- b. Container Rental Per-Day Rate after Two Weeks of Non-Use \$6.00
- c. Container Emptied and/or Removed Before Two Weeks of Non-Use No Rental Fee
- d. Extremely Dense or Heavy Waste* Double Fees
 (*concrete, dirt, sand, sludge or garbage contents weighing more than 500 pounds)

The City Manager or his/her designee shall impose a fee of ~~\$15.00~~ 25.00, ~~\$30.00~~ 50.00 or \$100.00 per incident for residential or commercial customers not complying with City regulations defined in Sections 8.32.040(a) and 8.32.050 of the Casper Municipal Code, in addition to any other charges otherwise due the City by residential customers.

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B. COMMERCIAL SOLID WASTE COLLECTION SERVICES

(Includes: Regular Commercial Collection, Additional Requested Collection, On Call Collection, Special Collection, Overfilled Bins, Commercial Penalty Fees, Roll-Off Container Services, and Commercial Customers Outside City Limits)

1. Commercial Collection Fees*

*NOTE: The monthly charges are linear for number of trash pickup services per week; therefore, charges for multiple pickups are multiplied by the monthly charges indicated for each size of container, i.e. two (2) pickups per week for a 4 Yard Bin would be \$116 X 2 = \$232.

a. Effective January 1, 2022

No. of Trash Pickup Services Per Week *	1 Yard Bin Monthly Charge	2 Yard Bin Monthly Charge	3 Yard Bin Monthly Charge	4 Yard Bin Monthly Charge	6 Yard Bin Monthly Charge	8 Yard Bin Monthly Charge	60 Gallon Bin Monthly Charge	90 Gallon Bin Monthly Charge	200 Gallon Bin Monthly Charge	300 Gallon Bin Monthly Charge	400 Gallon Bin Monthly Charge
One Pick up Per Week	59 \$64	78 \$84	96 \$104	117 \$126	159 \$172	206 \$222	24 \$26	19 \$35	37 \$40	59 \$64	78 \$84

If commercial customer provides trash container, a 7% reduction is applied to the rate.

b. Effective January 1, 2023

No. of Trash Pickup Services Per Week *	1 Yard Bin Monthly Charge	2 Yard Bin Monthly Charge	3 Yard Bin Monthly Charge	4 Yard Bin Monthly Charge	6 Yard Bin Monthly Charge	8 Yard Bin Monthly Charge	60 Gallon Bin Monthly Charge	90 Gallon Bin Monthly Charge	200 Gallon Bin Monthly Charge	300 Gallon Bin Monthly Charge	400 Gallon Bin Monthly Charge
One Pick up Per Week	64 \$68	84 \$89	104 \$110	126 \$134	172 \$182	222 \$235	26 \$28	35 \$37	40 \$42	64 \$68	84 \$89

If commercial customer provides trash container, a 7% reduction is applied to the rate.

2. Special Collection

- a. First Five Minutes of Load Time – Minimum Charge ~~\$60.00~~ 70.00
- b. Each Additional Minute of Load Time – Per Minute ~~\$12.00~~ 15.00

3. Commercial Penalty Fees

- a. Overfilled Bins – Per Yard Fee ~~\$12.00~~ 15.00
- b. Habitual Customer Call Back Fee ~~\$17.70~~ 22.00
- c. Extremely Dense or Heavy Waste* Double Fees
 (*concrete, dirt, sand, sludge or garbage contents weighing more than 500 pounds)

4. Additional Requested Collection Fees

(Must provide request for additional collection one day prior to requested date)

See Chart Below

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a. Effective January 1, 2022

Bin Size	One Additional Dump
2 Yard	56 \$60
3 Yard	56 \$67
4 Yard	69 \$75
6 Yard	75 \$81
8 Yard	96 \$104

b. Effective January 1, 2023

Bin Size	One Additional Dump
2 Yard	60 \$64
3 Yard	67 \$71
4 Yard	75 \$80
6 Yard	81 \$86
8 Yard	104 \$110

5. Commercial “On-Call” Bins – See A.2.a., A.2.b., & A.2.c. Residential “On-Call” Bins

6. Roll-Off Container Services

Roll-Off Service Fees	Inside City	Pre Delivery Fee	Outside City (**X 1.30%)	Pre Delivery Fee**
Delivery Fee	90 \$105	\$370.00	90 \$105	\$450.00
Collection (Only) Service Fee	231 \$265		300.3 \$345	
Disposal Fee (Current Rate x Tonnage)	Current		Current	
Container Rental (per day)	3 \$5		3 \$5	

7. **Customers Located outside the City of Casper City Limits and Within a Two-Mile Perimeter are subject to a 30% Surcharge for Solid Waste Collection Fees.

C. COMMERCIAL COLLECTION RECYCLING SERVICES

1. Commercial recycling service charges for City and non-City sanitation customers are determined by applying a multiplier to change the solid waste rate schedule fees found in B.1.

- | | |
|--|-----------------|
| a. OCC – Old Corrugated Containers (Cardboard) | 0.50 OR 50% |
| b. OWP – Old White Paper or Office Pack | 0.50 OR 50% |
| c. UBC – Used Aluminum Beverage Cans | Free Collection |

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D. DISPOSAL CHARGES AT CASPER REGIONAL SOLID WASTE FACILITY

1. Municipal Solid Waste (MSW) Disposal Charges for Residents of Natrona County. See Chart Below.

NOTE: An additional 30% fee will be assessed for individuals residing outside of Natrona County, with the exception of those individuals residing within jurisdictions having written agreements with the City of Casper.

a. Residential Fees

Description	Quantity	Natrona County Residents and Other Residents Residing Within Jurisdictions Having Written Agreements within the City of Casper	Outside-Natrona County Residents
Residential Garbage Effective Date 1/1/2022	Per Ton	53 \$54	66.3 \$70.20
Residential Garbage Effective Date 1/1/2023	Per Ton	54 \$55	68.9 \$71.50
Automobile	Per Auto	6 \$7	7.8 \$9.00
10-Foot or Less Pickup Bed Quantity	Per Bed	18 \$20	23.4 \$26.00
Chlorofluorocarbon (CFC) Containing Appliances	Per Item	28 \$40	36.4 \$52
Passenger Car & Pickup Truck Tires (De-Rimmed, Limit 30)	Per Tire	3 \$3.25	3.9 \$4.25
Heavy Truck/Semi Tires (De-Rimmed, Limit 30)	Per Tire	6 \$6.50	7.8 \$8.50
Bulk Tires (De-Rimmed, 30 or More)	Per Ton	135 \$145	175.5 \$188.50
Electronics (Residential Customers Only)	Per Pound	No Charge	No Charge
Flourescent Bulbs (Residential Customers Only)	Per Bulb	No Charge	No Charge

b. Residential Garbage Exceptions

Description	Natrona County Residents and Other Residents Residing Within Jurisdictions Having Written Agreements within the City of Casper	Outside - Natrona County Residents
Water Bill Punch Pass	Included in Monthly Rate	N/A
Household Hazardous Waste	No Charge	No Charge
Clean Yard or Green Waste	No Charge	No Charge

The City Manager or his/her designee shall impose a fee of ~~\$15.00~~ \$25.00 per load, in addition to any other charges otherwise due the City by residential customers transporting unsecured loads, as defined in Sections 8.40.100(a) and

8.32.140(±) of the Casper Municipal Code, to the solid waste facility. Upon payment of the additional ~~\$15.00~~ 25.00 fee for unsecured loads, the City may, based upon available supplies, provide such user a tarp with four (4) mess cords, or other device to prevent material from blowing or otherwise falling out of any such vehicle.

c. Commercial Fees

Description	Quantity	Natrona County	Outside-Natrona County Businesses
Commercial Municipal Solid Waste Garbage Effective Date 1/1/2022	Per Ton	53 \$54	\$66.30
Commercial Municipal Solid Waste Garbage Effective Date 1/1/2023	Per Ton	54 \$55	68.9 \$71.50
8-Foot or Less Pickup Bed Quantity	Per Bed	18 \$20	23.4 \$26.00
Commercial Recyclables (Corrugated Cardboard, Paperboard, Aluminum, Tin cans, Newspaper, Magazines, White Office Paper, Plastics #1, and Plastics #2)	Per Ton	\$35.00	\$35.00
Chlorofluorocarbon (CFC) Containing Appliances	Per Item	28 \$40	36.4 \$52
Passenger Car & Pickup Truck Tires (De-Rimmed, Limit 30)	Per Tire	3 \$3.25	3.9 \$4.25
Heavy Truck/Semi Tires (De-Rimmed, Limit 30)	Per Tire	6 \$6.50	7.8 \$8.50
Bulk Tires (De-Rimmed, 30 or More)	Per Ton	135 \$145	175.5 \$188.50
Electronics	Per Pound	\$0.40	\$0.52
Flourescent Bulbs	Per Bulb	1 \$2	1.3 \$2.60

d. Commercial Garbage Exceptions

Description	Quantity	Natrona County	Outside-Natrona County Businesses
Clean Yard or Green Waste Other Than Grass (Check in at Scale House)	Per Load	No Charge	No Charge
Clean Yard or Green Waste (Check-in at Dawn to Dusk Compost Yard)	Per Week	\$100.00	\$130.00
Grass (Check-in at Scale House) July MAY 1 thru October 31	Per Truck Load	18 \$20	\$23.40
Clean Metals or Appliances (Non CFC)	Per Item	No Charge	No Charge

The City Manager or his/her designee shall impose a fee of ~~\$50.00~~ 85.00 per load, in addition to any other charges otherwise due the City by commercial customers transporting unsecured loads, as defined in Sections 8.40.100(a) and 8.32.140(t) of the Casper Municipal Code, to the solid waste facility.

2. Other Solid Waste

Description	Quantity/Unit	Rate
Minimum Charge - Unless Specified	Per Ton	\$63 \$68.00
Waste Used as Alternate Daily Cover (ADC or Clean Untreated Wood)	Per Ton	\$33 \$35.00
Petroleum Contaminated Soils (PCS) with TPH DRO/GRO 8015 Test Results *After 300 tons disposed per project a reduced rate of \$37 \$40.00 may apply.	Per Ton*	\$63 \$68.00
PCS Lab Surcharge (0-10,000 PPM TPH)	0-10,000 PPM TPH	\$0.00
PCS Lab Surcharge (10,000 - 15,000 PPM TPH) Plus any required additional Laboratory or Disposal costs over the surcharge	10,000-15,000 PPM TPH	\$250.00
PCS Lab Surcharge (15,000 + PPM TPH) Plus any required additional Laboratory or Disposal costs over the surcharge.	15,000 + PPM TPH	\$500.00
Note: Laboratory Work must be from a Local EPA Certified Laboratory		
Friable Asbestos or Other Waste *After one tone disposed per project a reduced rate of \$63 \$68.00 may apply	Per Ton*	\$85.00
Trailers or Mobile Homes too large for Scale (Minimum additional special handling or cell development fee may apply)	Per Mobile Home	\$1,500.00
Inert Wastes (Construction and Demolition Waste that cannot be baled)	Per Ton	\$33 \$35.00
Mixed Wastes	Per Ton	\$105.00
Wind Turbine Blades* and Motor Housing	Per Ton	\$75.00
*Special Handling Fee	Per Turbine Blade	\$90.00

E. CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR (CESQG) HAZARDOUS WASTE

Rates will cover actual disposal costs. Disposal costs vary with market pricing and a current rate sheet will be available at the City's solid waste facility.

F. COMMUNITY CLEANUP PROGRAM

Landfill Disposal Fees are waived. The Solid Waste Division in cooperation with the Keep Casper Beautiful program may issue certificates.

G. NON PROFIT THRIFT STORES

B.6. Fees Apply (Roll-off Container Fees), with B.6. Landfill Disposal Fees and Rental Fees Waived.

D.1.c. Fees Apply with Electronic Fees Waived

H. COMPOST YARD PRODUCTS

Compost Yard Product	Description	Retail Price Per Cubic Yard or Per 5-gal	Wholesale Price Per Cubic Yard*
4" Natural Mulch	Single Ground Tree Branches or Clean Wood.	12.5 \$13.50	8.5 \$9.00
4" Natural Mulch 5 Gallons	Single Ground Tree Branches or Clean Wood in reusable 5-gallon bucket.	\$0.50	Not Available
2" Natural Mulch	Double Ground Tree Branches or Clean Wood.	16.5 \$18.00	12.5 \$14.00
2" Natural Mulch 5 Gallons	Double Ground Tree Branches or Clean Wood in reusable 5-gallon bucket.	\$1.00	Not Available
Natural Fine Mulch	Wood Fines from screened double ground tree branches or clean wood.	9.00 \$20.00	6 \$18.00
Natural Fine Mulch 5 Gallons	Wood Fines from screened double ground tree branches or clean wood in a reusable 5-gallon bucket.	\$2.00	Not Available
Colored Mulch***	Double Ground Tree Branches or Clean Wood that has been Dyed Red, Black, Gold, Brown, or other color.	\$35.00	30 \$32
Colored Mulch 5 Gallons	Double Ground Tree Branches or Clean Wood that has been Dyed Red, Black, Gold, Brown, or other color in reusable 5-gallon bucket.	\$3.00	Not Available
Compost	Composted Yard Waste.	20 \$22	18 \$20
Compost 5 Gallons	Composted Yard Waste in reusable 5-gallon bucket.	\$2.00	Not Available
Horse & Cow Manure	When surplus Available	\$22.00	Not Available
Screened Top Soil	Sod dirt or top soil that has been through a 1/2" screen.	25 \$27	Not Available
Amended Top Soil	A compination of top soil, sand, fine mulch and compost.	35 \$40	Not Available
Sand	By the Bucket, Pickup Truck Load, or Trailer Load.	FREE	FREE
Wood Pallet	When Available	FREE	FREE
5-gallon Bucket**	A 5-gallon bucket with no lid to carry product.	4.00 \$6.00	Not Available
Loading (Per Load Fee)	Loading of material to customer vehicle.	\$10.00	Not Available
Loading with Yard Waste Incentive Voucher (Per Load Fee)	Loading of material to customer vehicle if the customer is utilizing yard waste incentive vouchers for free Product.	\$15.00	Not Available

*Commercial company pre-ordered purchases only.

**Price for 5-gallon bucket may vary with market costs.

***Price may vary with current market costs to purchase the colorizer.

I. COMPOST YARD PRODUCTS -- PROMOTIONAL SALES EVENTS

Promotional sales events and pricing may occur seasonally with wholesale pricing and free loading.

J. COMMERCIAL EVENTS AND ACCIDENT SCENE STREET SWEEPING SERVICES

Commercial events and accident scene street sweeping services for special business events and accident scenes with responsible parties are determined by applying an hourly rate to the time to perform the service. An hourly rate of \$170200 per hour is assessed Monday through Friday from 7 a.m. to 3 p.m. (normal operational hours) and an hourly rate of \$180250 per hour is assessed during non-normal operational hours.

K. RESIDENTIAL YARD WASTE INCENTIVE PROGRAM

Natrona County residents may receive a voucher with a specific dollar value to use towards the purchase of compost or natural (non-colored) wood chips when they bring their yard waste to the compost yard. Only grass, leaves, twigs, and branches are eligible. One half (1/2) of a Pickup Truck Bed (a few bags or branches) equals \$2.00 voucher. A level Pickup Truck Bed equals a \$5.00 voucher. A Heaping Pickup Truck Bed equals a \$10.00 voucher. Vouchers cannot be exchanged for currency, they are not transferrable, and all vouchers expire one year from the issue date. Loading Fee with this program is \$15 per Load.

BE IT FURTHER RESOLVED: That Resolution No. 49-250 20-137 pertaining to fees for the collection, disposal or recycling of solid waste is hereby rescinded.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2021.

APPROVED AS TO FORM:
(Solid Waste Rates 2022/2023)

ATTEST:

Fleur Tremel
City Clerk

CITY OF CASPER, WYOMING
A Municipal Corporation:

Steven K. Freel
Mayor

December 7, 2021

MEMO TO: J. Carter Napier, City Manager *JCN*
FROM: Andrew Beamer, P.E., Public Services Director *AB*
Alex Sveda, P.E., City Engineer *AS*
Shad Rodgers, Streets Manager
SUBJECT: FY22 Streets Project Priority List

Meeting Type & Date
Council Work Session
December 14, 2021

Action Type
Direction Requested

Recommendation
That Council consider priorities for funding FY22 streets projects.

Summary
City Staff have developed capital project estimates for FY22 using optional 1% 16 sales tax funds. These estimates take into account existing street, sidewalk and drainage conditions while considering aging water and sewer utilities in need of repair. In 2019, IMS Infrastructure Management Services performed a Citywide Streets Condition Index Survey. The Survey included an assessment of street conditions with a pavement indexing system (otherwise known as PCI or Pavement Condition Index) which factors the distress (cracking, texture, rutting, roughness, cross fall, crown, and grade), age, type (arterial, collector, local, etc.), and life cycle of Casper streets. The lower the PCI, the worse the condition. The Survey indicated that Casper's streets met a PCI of 59 out of 100 (59/100), compared to a national average of 63/100.

Currently, the City has allocated approximately \$3,036,250 for FY22 streets. To maintain status quo, that funding would need raised to \$6.6 million. To achieve a PCI of 60/100, annual funding of \$7.5 million would be required.

Street projects slated for FY22 construction and respective PCI and cost estimates are shown in the table below. The estimates include costs for engineering and construction.

Project	PCI	Cost Estimate	FY22 Capital Plan
Industrial Avenue Reconstruction from Elm Street to David Street	21	\$600,000	Included
Midwest Avenue Reconstruction from Walnut Street to Poplar Street	29	\$2,400,000	Not Included

Mariposa Boulevard Improvements from Ridgecrest Drive to Brookview Drive	44	\$650,000	Included
Derington Addition Watermain Replacements	49	\$200,000	Bidding
12 th Street Improvements from CY Avenue to McKinley Street	50	\$1,100,000	Included
Wolcott Street Improvements from Midwest Avenue to 13 th Street	64	\$650,000	Included

The total combined cost of the above projects is \$5.6 Million. Among the options for Council consideration for funding in FY22 are:

- Fund Industrial Avenue and Midwest Avenue in lieu of Wolcott Street Improvements, 12th Street Improvements, and Mariposa Boulevard Improvements.
- Fund all projects other than Midwest Avenue and consider the Midwest Avenue project for future capital plans.

Financial Considerations

All funding for streets is from optional 1% 16 sales tax funds and the budget amount is \$3,036,250

Oversight/Project Responsibility

Alex Sveda, P.E., City Engineer
Shad Rodgers, Streets Manager

Attachments

NA

December 1, 2021

MEMO TO: J. Carter Napier, City Manager *acw*

FROM: Zulima Lopez, Parks, Recreation, & Public Facilities Director *z8*
Randy Norvelle, Parks Manager
Katy Hallock, Parks Supervisor

SUBJECT: CY Avenue Trees

Meeting Type & Date
Council Work Session
December 14, 2021

Action type
Direction Requested

Recommendation

That Council approve the removal of four trees along CY Islands Park, as well as a process for future City of Casper tree removal that includes a comprehensive assessment of tree health and risk of failure, to be completed by an experienced and certified arborist, as well as a tree replacement plan.

Summary

A local business owner reached out to the Parks Division in October 2021 requesting tree pruning maintenance at CY Islands Park. A site meeting was held with the business owner to assess the trees, and it quickly became evident that some of the trees in question should be removed rather than pruned.

Fourteen ash trees on the south side of the park were planted under power lines, which is not good practice, as ash trees can reach up to sixty feet tall. The trees have all been heavily pruned in their history due to the need for power line clearance. Many trees also sustained significant damage with the heavy snowfalls in 1998 and 2013. Formal assessments of the trees, which are attached for Council's review, identified four trees that need to be removed due to health and risk of failure. Eventually, however, all the trees should be removed and replaced with more compatible species for the power lines. Staff hopes to continue removing and replacing the rest of the trees over the next five years, phased to ensure healthy trees and to maintain tree canopy in the area.

Due to the proximity to the power lines, Rocky Mountain Power must be involved with pruning and or removal. Staff reached out to Rocky Mountain Power and it was discovered that ACRT, a utility vegetation management company contracted by Rocky Mountain Power, was going to be working in Casper in December 2021. City staff would like to coordinate tree pruning and removal work with ACRT while they are on site to maximize efficiency and limit costs.

This situation, coupled with the public concern regarding tree work completed in City Park this past summer, prompted the Urban Forestry team to develop a more comprehensive process for the assessment and determination of tree removal in our urban forestry system. The process includes the following steps:

1. Trees of concern are identified, either by staff inspection or citizen report.
2. An experienced and certified arborist within the City's Urban Forestry team will conduct a Basic Tree Assessment on identified tree(s), and complete a form for each tree as recommended by the International Society of Arboriculture (ISA).
3. A determination will be made to remove the tree(s), with considerations to include the safe sight triangle distance required by City code, as well as the risk categorization and likelihood of failure of each tree as indicated by the tree assessment(s). A primary goal is to protect life safety and property.
4. An individual replacement plan for the tree(s) will be designed on a case by case basis. Considerations will be environmental conditions (such as the proximity to power lines), appropriate spacing necessary to provide healthy trees and maintain an attractive and beneficial tree canopy, and tree diversity to combat disease. All tree replacements will follow established requirements in the most current edition of the *City of Casper Standard Specifications for Public Works Construction and Infrastructure Improvements*.
5. If danger to life safety or property is eminent, the tree(s) will be removed immediately, with proper notification after the work is completed.
6. If non-emergent, prior to removal, City staff will notify the City Council, by way of the weekly published information packet, of the need to remove the tree(s), the reasons for removal, the date range in which the work is expected to be performed, and the tree replacement plan.
7. Staff will remove the tree(s).
8. Staff will plant replacement trees during a time that maximizes the chance of success for the new tree(s).

Staff welcomes feedback regarding the proposed process.

Financial Considerations

Expenses associated with the removal of trees in the City's urban forest are taken from Parks Division Operation funds allocated to the Urban Forestry program.

Oversight/Project Responsibility

Zulima Lopez, Parks, Recreation, & Public Facilities Director
Randy Norvelle, Parks Manager
Katy Hallock, Parks Supervisor and Certified Arborist

Attachments

Basic Tree Assessments (4)



Basic Tree Risk Assessment Form

Client _____ Date _____ Time _____
 Address/Tree location _____ Tree no. _____ Sheet _____ of _____
 Tree species _____ dbh _____ Height _____ Crown spread dia. _____
 Assessor(s) _____ Time frame _____ Tools used _____

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1							
2							
3							
4							

Site Factors

History of failures _____ **Topography** Flat Slope _____ % **Aspect** _____
Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
Prevailing wind direction _____ **Common weather** Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High **Foliage** None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
Pests _____ **Abiotic** _____
Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ **Relative crown size** Small Medium Large
Crown density Sparse Normal Dense **Interior branches** Few Normal Dense **Vines/Mistletoe/Moss** _____
Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay _____
 Flush cuts Other _____ Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant _____
Likelihood of failure Improbable Possible Probable Imminent _____

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

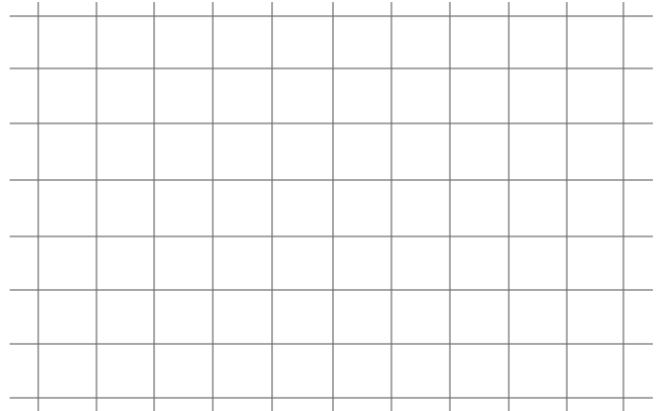
Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)				Negligible	Minor	Significant	Severe	
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely					
1																							
2																							
3																							
4																							

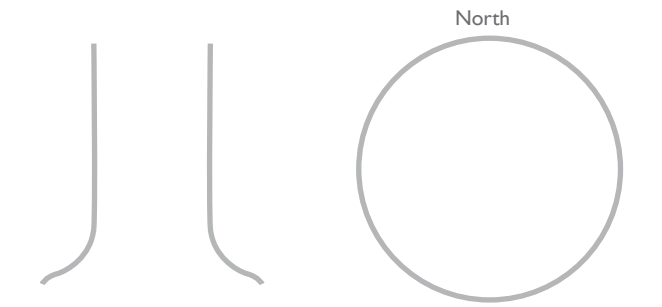
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____



Basic Tree Risk Assessment Form

Client _____ Date _____ Time _____
 Address/Tree location _____ Tree no. _____ Sheet _____ of _____
 Tree species _____ dbh _____ Height _____ Crown spread dia. _____
 Assessor(s) _____ Time frame _____ Tools used _____

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1							
2							
3							
4							

Site Factors

History of failures _____ **Topography** Flat Slope _____ % **Aspect** _____
Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
Prevailing wind direction _____ **Common weather** Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High **Foliage** None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
Pests _____ **Abiotic** _____
Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ **Relative crown size** Small Medium Large
Crown density Sparse Normal Dense **Interior branches** Few Normal Dense **Vines/Mistletoe/Moss** _____
Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay _____
 Flush cuts Other _____ Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant _____
Likelihood of failure Improbable Possible Probable Imminent _____

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

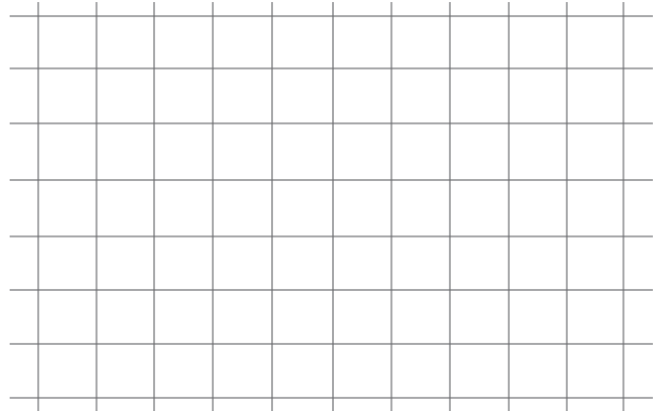
Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
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							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely					
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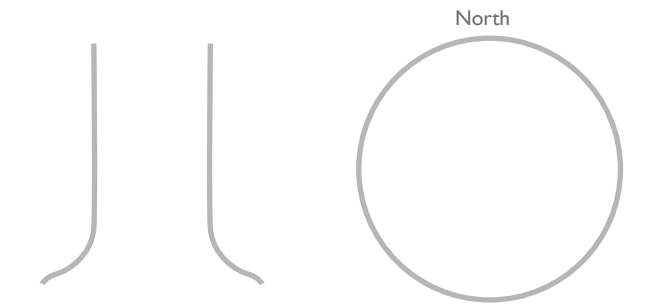
Matrix 1. Likelihood matrix.

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	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____



Basic Tree Risk Assessment Form

Client _____ Date _____ Time _____
 Address/Tree location _____ Tree no. _____ Sheet _____ of _____
 Tree species _____ dbh _____ Height _____ Crown spread dia. _____
 Assessor(s) _____ Time frame _____ Tools used _____

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1							
2							
3							
4							

Site Factors

History of failures _____ **Topography** Flat Slope _____ % **Aspect** _____
Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
Prevailing wind direction _____ **Common weather** Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High **Foliage** None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
Pests _____ **Abiotic** _____
Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ **Relative crown size** Small Medium Large
Crown density Sparse Normal Dense **Interior branches** Few Normal Dense **Vines/Mistletoe/Moss** _____
Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay _____
 Flush cuts Other _____ Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant _____
Likelihood of failure Improbable Possible Probable Imminent _____

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

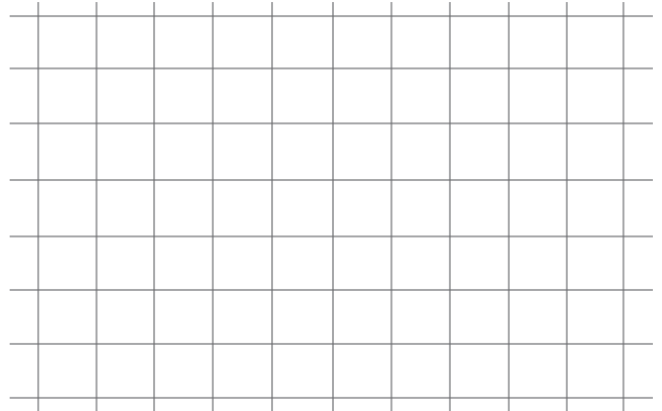
Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
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Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																							
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood												Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)				Negligible	Minor	Significant	Severe	
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely					
1																							
2																							
3																							
4																							

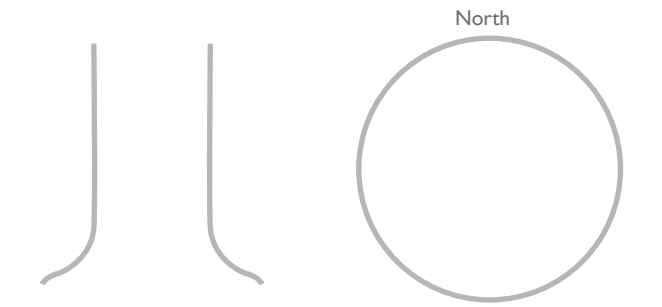
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely



Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions _____

Mitigation options _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme Work priority 1 2 3 4
 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____



Basic Tree Risk Assessment Form

Client _____ Date _____ Time _____
 Address/Tree location _____ Tree no. _____ Sheet _____ of _____
 Tree species _____ dbh _____ Height _____ Crown spread dia. _____
 Assessor(s) _____ Time frame _____ Tools used _____

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1							
2							
3							
4							

Site Factors

History of failures _____ **Topography** Flat Slope _____ % **Aspect** _____
Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
Prevailing wind direction _____ **Common weather** Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High **Foliage** None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
Pests _____ **Abiotic** _____
Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ **Relative crown size** Small Medium Large
Crown density Sparse Normal Dense **Interior branches** Few Normal Dense **Vines/Mistletoe/Moss** _____
Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay _____
 Flush cuts Other _____ Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant _____
Likelihood of failure Improbable Possible Probable Imminent _____

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) _____

Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

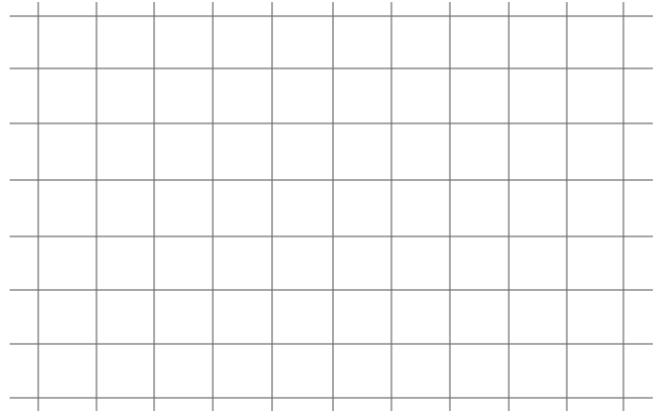
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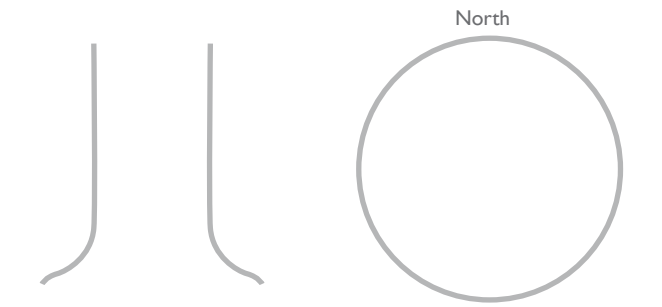
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Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions _____

Mitigation options _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____
 _____ Residual risk _____

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 Overall residual risk Low Moderate High Extreme Recommended inspection interval _____
 Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____
 Inspection limitations None Visibility Access Vines Root collar buried Describe _____

December 10, 2021

MEMO TO: J. Carter Napier, City Manager 
FROM: Liz Becher, Community Development Director 
SUBJECT: Overview of Plans for the North Platte River Park No. 2 Subdivision

Meeting Type & Date:

Work Session, December 14, 2021

Action Type:

Information Purposes Only

Recommendation:

In anticipation of the public hearing on December 21, 2021, staff is providing an overview of the partial plat vacation, replat, vacation of public parkland and a zone change for the North Platte River Park No. 2 Subdivision.

Summary:

The City of Casper is the applicant for the requested vacation and replat creating the 185-acre, North Platte River Park No. 2 subdivision, located generally east of Interstate 25 and north of the Historic Trails Center. The property was acquired by the City of Casper in the late 1970's, and is currently configured as a single 1,095-acre lot. The proposed subdivision will carve out three (3) new lots from the western portion of the parcel. Proposed Lot 1 is vacant and undeveloped, Lot 2 has a City water tank and a cell tower currently constructed on it, but is otherwise undeveloped, and Lot 3 is the Events Center parcel.

A companion item requests a vacation (as public parkland) and zone change for proposed Lots 1 and 2. The impetus for the requested zone change is to transition unused, excess City property into productive use through the creation of an area that can be developed as an industrial park. In that the area is currently zoned PH (Park Historic), it must be vacated as parkland. W.S. 15-1-103(a)(xii) allows for the vacation of public parkland provided, the City must have owned the property for a minimum of ten (10) years, and the property cannot have been developed or used as a public park. The property meets both criteria. Proposed zoning is as follows:

- Lot 1 (29-acres) - M-2 (General Industrial);
- Lot 2 (74-acres) – M-1 (Limited Industrial);
- Lot 3 (59-acres) – (will remain zoned as PH (Park Historic))
- Right of Ways/Easements (23-acres) - unzoned

The City recently recognized a need for larger, centrally located industrial/business sites during economic development discussions with several potential businesses that were interested in locating in Casper. Those businesses expressed a desire for new, relatively large undeveloped

sites with good visibility and access to the Interstate, accessible utilities, located close to the city center. The subject area was of interest to the businesses. A similar project that the City successfully developed is the North Platte Industrial Park, located along Wilkins Circle (just south of the subject property). That area currently houses the Central Wyoming Counseling Center, Gruner Brothers Brewery (former Petroleum Club), medical offices, a church, as well as other successful businesses.

The Planning and Zoning Commission voted to support the partial plat vacation, replat, vacation of public parkland and a zone change after a public hearing on November 18, 2021. There were no public comments submitted.

Financial Considerations:

Not applicable

Oversight/Project Responsibility:

Community Development Department – Planning Division

Attachments:

Location Maps (Aerial and Zoning)

Proposed North Platte River Park No. 2 Subdivision



Proposed North Platte River Park No. 2 Subdivision

