

COUNCIL WORK SESSION
Tuesday, October 27, 2015, 4:30 p.m.
Casper City Hall
Council Meeting Room

AGENDA

1. Bike Lane Ribbon Cutting (4:00 p.m., location to be determined)
2. Gaddis Custom Building Subdivision
3. Mike Sedar Update
4. Executive Session (Property Acquisition)
5. Future Agenda Review
6. Council Around the Table

Dedication Event

**New Bike Lanes on
Durbin Street and Center Street
Tuesday, October 27, 2015
4:00 p.m.**

Celebrate With Us!

The dedication of the new bike lanes will take place on S. Durbin Street behind the Natrona County Public Library where the Casper Rail Trail crosses at Durbin Street. Bring your bike and join us in a celebratory ride on the new bike lanes!



Schedule:

- | | |
|-----------|--|
| 4:00 p.m. | Dedication ceremony will include remarks from the Mayor and City Manager |
| 4:10 p.m. | Short Celebratory ride |

Gaddis Custom Building Rural Development

- A 4.05 absorption rate in the \$250,000- price range tells us that we are still in a seller's market within that price range; this is just one indicator of a shortage of affordable housing.
- The lack of new construction under \$250,000 in the City of Casper is a problem that is compounded by the fact that there is no 0% financing within Casper proper. The people, therefore, who need such financing, are either forced to move out to other municipalities such as Bar Nunn, Mills, and Evansville, or they are forced into the rental market in Casper.
- We can keep people in Casper and draw them out of apartments and into our community by helping them become homeowners in Casper.
- Lack of housing under \$250,000 will be addressed by the houses that Gaddis Custom Building intends to build and the 0% down financing that Rural Development can provide.
- In the project's first phase alone 85 lots will be developed to help fill this need. 185 lots will be developed in the next two phases. Around 250 homes total will be developed in the rural development area.
- By agreeing to service the utilities, which will be paid for by the respective property owners, the City of Casper guarantees itself the tax base which will be annexed at a future date. Again, at no cost to the City, the City of Casper will allow Gaddis Custom Building to uniquely fill a need, which would otherwise be left unaddressed within our community.
- Gaddis Custom Building will agree to start the annexation process into the City of Casper 36 months from the completion date of Rural Development project. This agreement will be a binding contract that erases any need for Gaddis Custom Building to be "incentivized" to annex the subdivision into the City of Casper.
- The end result for the City of Casper is the same. A new subdivision of 250 brand new homes will become a part of the City's tax base. The way of getting to this result, however, can be changed in order to better benefit the people of Casper and the Casper community at large.

Mike Sedar Pool

Enhancing Aquatics in Casper



A Journey Begins...

Mike Sedar Park & Pool, 2013



Results from focus group
input...

Update amenities

Expand programming

Make it more fun!



Identified needs...

Update amenities

- Family change area
- Improve changing areas

Expand programming

Improve overall experience

Operate facilities that accommodate a variety of users



Additional amenities...

- Area to sell concessions
- Designated covered space for use for private parties and/or public

This photo is not representative of the Mike Sedar Pool concessions area design



A variety of aquatic opportunities...

Lazy River serves all ages

Mike Sedar Pool Lazy River will be approximately 3'6" in depth (this photo depicts a more shallow river)



A variety of aquatic opportunities...

Amenities that attract multiple age groups



A variety of aquatic opportunities...

Play improves fitness -

Make it more fun!



A variety of aquatic opportunities...

Expand programming

Visually appealing!



A variety of aquatic opportunities...

Exercise can be challenging and rewarding!



A variety of aquatic opportunities...

Interactive play for preschoolers and toddlers



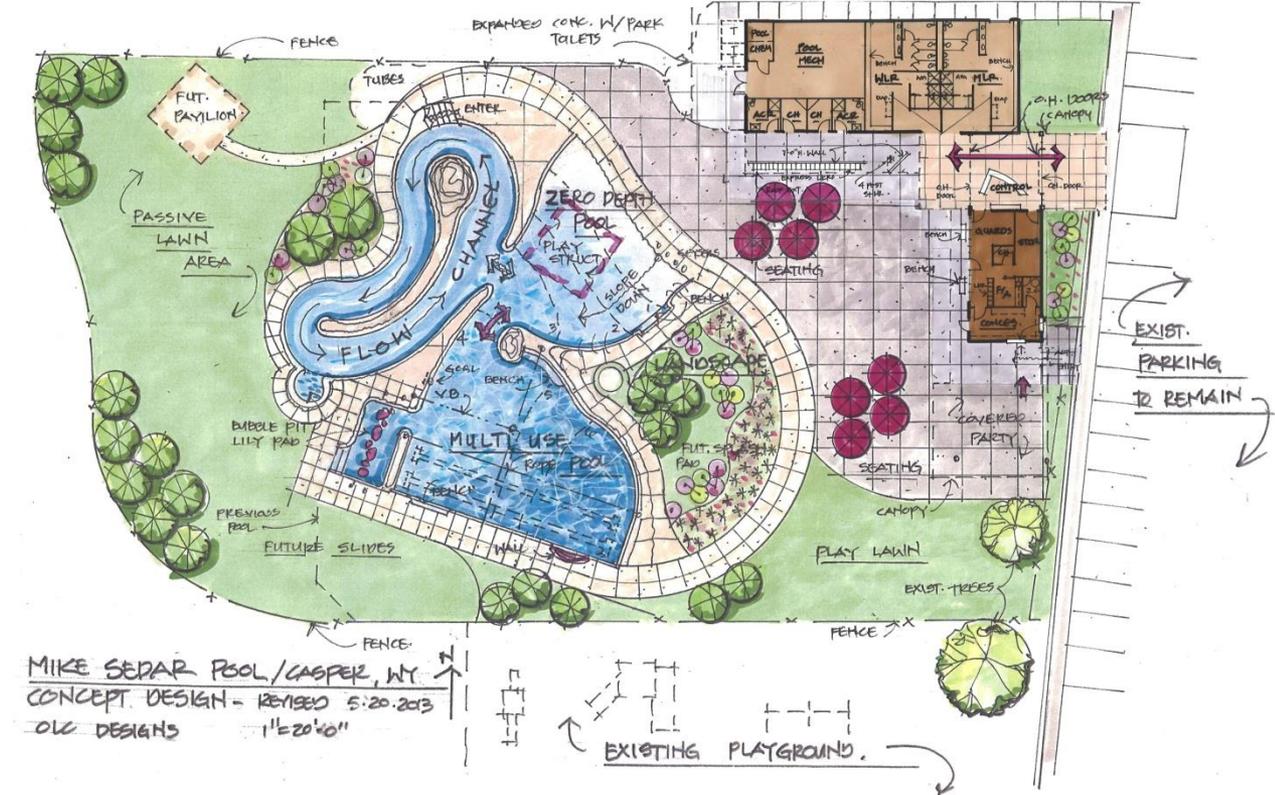
A variety of aquatic opportunities...

Encourage active movement



How we got there...

Original Design Concept



Where we are now...

July 7, 2015



Where we are now...

Overview of Sport Pool, Lazy River, and Zero-Depth area



Where we are now...

Zero-Depth Entry/Lazy River



Where we are now...

Soon-to-be Concessions, Life-Guard Office and Entry



Memorial Day Weekend of 2016...

Let's go swimming!

