



Natrona County Commissioners

200 North Center, Room 115
Casper, WY 82601
Phone (307) 235-9202
Fax (307) 235-9486

Steven Freel, Commissioner
Dallas Laird, Commissioner
Jim Milne, Commissioner
Peter Nicolaysen, Commissioner
Dave North, Commissioner

Work Session Agenda Tuesday, April 18, 2023 12:30 p.m. Natrona County Courthouse 200 North Center Commissioners' Conference Room

Steven Freel, Chairman
Dave North, Vice-Chairman
Dallas Laird, Commissioner
Jim Milne, Commissioner
Peter Nicolaysen, Commissioner

Tracy Good, County Clerk
, County Attorney
Charmaine Reed, Acting County Attorney
Jared Holbrook, Deputy County Attorney

Please note that all meetings times are approximate.

Appointments

12:30 p.m. Tracy Good, County Clerk

Purpose: Voucher Discussion

1:00 p.m. Kyle Ridgeway, 307 Horse Racing

Purpose: Update

1:30 p.m. Brian Connelly, NC Weed & Pest Director

Purpose: Introduction & Update

2:00 p.m. Michael Brown, Parks Director

Purpose: a) Potential for Mountain Campground improvements during summer of 2024 (and possible funding in 23/24 FY budget)

b) CMTC bid update and direction

2:45 p.m. Kristi Turner, Development County Planner & Michael Brown, NC Parks Director

Purpose: Master Parks Plan Coordinating w/Municipalities and County

3:00 p.m. WMC Foundation/Natrona Collective Health Trust & MHBOT Meeting

Purpose: Update

3:30 p.m. County Attorney

Purpose: a) Agenda Review, Legal Update

b) Executive Session: pursuant to W.S. 16-4-405 (a)(ii), W.S. 16-4-405(a)(iii) & W.S. 16-4-405(a)(ix)

Adjournment

Zoning Classifications:

RAM	Ranching Agriculture Mining	C	Commercial
UA	Urban Agriculture	LI	Light Industrial
MR-1	Mountain Residential 1	HI	Heavy Industrial
MR-2	Mountain Residential 2	UCA	Use Control Areas
RR-1	Rural Residential 1	PUD	Planned Unit Development
RR-2	Rural Residential 2		
SR-1	Suburban Residential 1	BPSM	BP Soil Management
SR-2	Suburban Residential 2		Slope Protection Overlay
UR	Urban Residential Mountain/Wildfire Safety Overlay		
UMR	Urban Mixed Residential		Airport Overlay District
MH	Mobile Home		

Michelle Maines

From: Michael Brown
Sent: Friday, March 31, 2023 10:25 AM
To: Commissioners
Subject: FYI - Camping Reservation System

Mr. Chairman,

I wanted to share the announcement posted on 3/23/23, that was added to the Reservation System, posted on the Natrona County website, and emailed to all customers within the reservation system.

Natrona County Camping Reservation System Announcement

Natrona County Parks Department has assessed high demand for camping during **4th of July** celebration and time immediately before and after the holiday. We understand the need for everyone to have equal opportunity to reserve sites as well as the ability to book their whole vacation at once. To address this Online Reservation System access will be temporary turned off **March 31st at 4 p.m.** It will be back online on **April 10th at 12 p.m.** At this time reservations through **July 9th** will be available.

If you would like to camp at reservation only campgrounds between March 31st and April 10th, while the public access to the System is down, please contact us by calling 307-235-9325 or by email: parks@natronacounty-wy.gov and we can assist you during regular business hours.

We apologize for any inconvenience this may cause. Please know, we explored all other options available at this time and put a lot of thought into making this decision. We believe this is the best way we can ensure fairness while allowing for continuous reservation of a site beyond the starting 90 days mark.

We appreciate your understanding and hope you have a great camping season with us!

Please call or email us at above listed contacts if you have any questions or comments about this measure.

Sincerely,
Natrona County Parks Department.

Sincerely,
Michael L. Brown
Parks Director
Natrona County Roads, Bridges & Parks
538 SW Wyoming Blvd.
Mills, WY 82644
307.235.9325

All Natrona County e-mails and attachments are public records under the Wyoming Public Records Act, W.S. § 16-4-201 *et seq.*, and are subject to public disclosure pursuant to this Act.



307 Horse Racing, Inc.
Corporate Office: 400 E. 1st Street, Casper, WY 82601
Mailing: P.O. Box 130, Casper, WY 82602

March 31, 2023

Natrona County Commissioners
Attn: Steve Freel, Chairman
200 N. Center St.
Casper, WY 82601

Via Email

Re: Letter in Support of Resolution Request for 1016 S. Poplar St.

Dear Commissioners:

This Letter is in support of 307 Horse Racing, Inc.'s request for a Resolution authorizing parti-mutuel wagering, simulcasting, and historic horse racing at 1016 S. Poplar St. in Casper, Wyoming. A copy of the proposed Resolution is included, it is the same form as previously used for our other locations, and is location specific to the proposed address only, not a global permission.

In May and June 2021 and 2022, 307 Horse Racing, Inc. completed a successful slate of 16 race days at the Cam-Plex in Gillette which brought substantial traffic, visitors, and income into Campbell County. We support bringing horse racing back to that wonderful community for the long haul. 307 Horse Racing ran more days than had ever been held in Gillette and paid out more purse money than ever before. We are set for another 16 days of live racing at the Cam-Plex again in May-June 2023, with over \$1,000,000 of purse money available for Wyoming residents and Wyoming bred-horses. Our Derby Clubs help support and grow the horse racing industry in Wyoming. Since 307's first entry into the market in 2021, the amount of subsidy available for horse breeding in Wyoming has more than doubled!

As you are aware, we have been previously approved for two locations in Natrona County, at 739 N. Center and 5371 Blackmore Road, both in Casper. We have branded them as Derby Clubs. We also have locations in Gillette, Sheridan, Cheyenne and Rawlins, and are approved for locations by the local authorities in Douglas and Riverton. When we first came to you in early 2022, our organization presented you with a promise to offer first class locations with additional amenities and to ensure the profits stay and get reinvested in Wyoming. We believe in the short time we have been operating in Natrona County, we have satisfied that promise.



Recall that there are two other competitors of ours in Natrona County that are not locally owned and operated, Wyoming Downs and Wyoming Horse Racing.

There has been some conversation around town, as I am aware because I live here, about the amount of locations that are currently in the County. As you are aware being elected officials, many times the “feeling” from the community may not actually match the data and facts of the situation. I feel it’s important given that this approval will be for our third location in this area, to provide some facts and data for you.

Appendix 1 to this letter is a graph showing publicly available data from the Wyoming Gaming Commission. This chart shows the tax revenue generated from all pari-mutuel wagering facilities in Natrona County on a monthly basis as compared to the amount of facilities currently operating in the area. The publicly available data dates back to July of 2021.

As seen on Appendix 1, the peak number of total facilities in Natrona County was 11 in January 2021. As you are aware, at that time, 307 Horse Racing had **ZERO (0)** operating locations. We opened our first location on Center Street in Mid-March 2022, and our second location on Blackmore Road in October of 2022. As you can see, since we have opened our locations, the total amount of operating locations in the area has *DECREASED* by **THREE (3)** as there are now 8 open and operating locations as of February 2023. But, as you can see, the monthly tax revenue on a per location average basis has gone up.

Based on this Appendix alone, the data indicates that by approving this new Poplar location, you would have replaced three total locations from January of 2021 with our three locations which are of substantially higher quality. We believe the County can expect an increase in tax revenue from this third location, as discussed next.

Appendix 2 contains data from our third-party consultant, Racing Resource Group, who has expertise in market saturation analysis. Based on Appendix 2, we estimate that this Poplar Street location should generate an additional \$10,000 to \$15,000 per month in tax revenue for the County on a monthly basis. In addition, with this third location we believe we can obtain additional market share. This is important given our local ownership and commitment to reinvestment into Wyoming.

What the facts and data show is that 307 Horse Racing has been able to operate first class locations, increase tax revenue, and with its competitive product offerings, has decreased the total amount of locations in the County. This is a win-win for everyone involved.

As for the location itself, we will present more to you in person on the concept, but in short form, we do not intend to change Poplar Wine & Spirits or Vintage at all. We intend to operate our gaming area in a warehouse that is attached to the building. **Appendix 3** indicates the layout of the gaming area and how it is separated from the successful liquor store and high-end lounge



that exist there. Our partnership with Mike Reid will allow the ownership and operations to stay local.

A couple of other important notes:

1. We are a Wyoming owned and operated business. Our entire Board of Directors was born and raised in, and still live in Wyoming.
2. We are committed to reinvest our money right here at home in Wyoming.
3. As a result of this partnership, full time staff from Poplar are now eligible for health insurance, retirement and other benefits packages that are not normally available at local restaurant and bar jobs.
4. We anticipate generating additional \$100,000 to \$150,000 per year of new tax revenue for Natrona County from this location based on our conservative estimate. In total this would bring annual tax revenue to Natrona County to over \$3,000,000.00 from all facilities in the area combined.
5. We will employ approximately 10-15 people at any given time at this facility.
6. We implement TIPS training as a requirement for all employees and management who serve alcoholic beverages at our facilities.

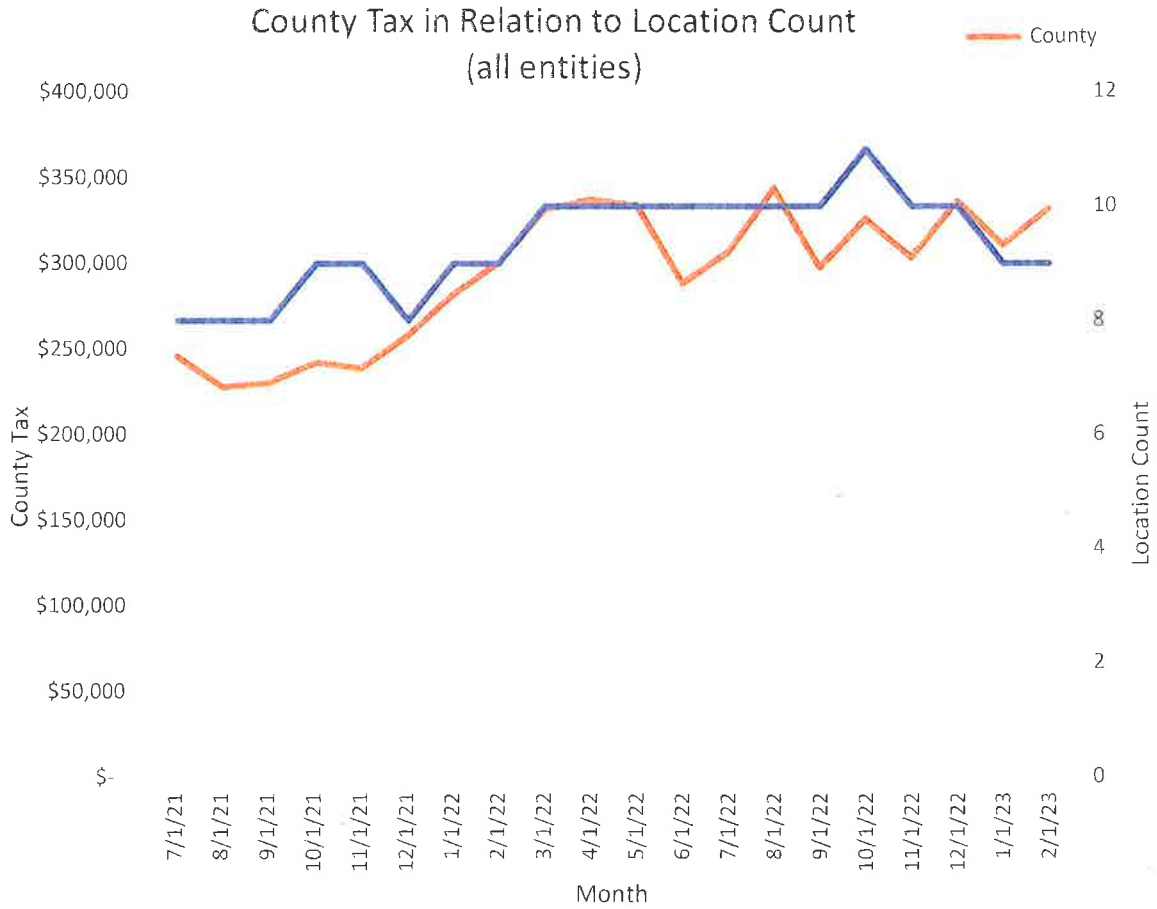
If you have any questions about this request or need additional information, please let me know right away and I can supplement this letter immediately.

Sincerely,

Kyle Ridgeway
Vice President of 307 Horse Racing
kridgeway@wercs.com



Appendix 1





Appendix 2

RacingResourceGroup, Inc.

www.racingresourcegroup.com

Historic Horse Racing (HHR) Projections* for: **307 HORSE RACING, INC. (307HR)**
CASPER, WYOMING LOCATION ("POPLAR WINE & SPIRITS")
3.27.2023

SUMMARY

Assumptions/Notes:

307HR plans to open a new Casper, WY OTB location ("POPLAR WINE & SPIRITS") on or about October 1, 2023
 307HR has two additional locations operating in Casper and is growing the total market as a competitor.
 There are eight other competitive locations of various sizes in the extended Casper market (including Evansville and Mills)
 Additional revenue will be realized at the location(s) from live simulcasting, however these amounts are expected to be nominal
 307HR provides state-of-the-art HHR equipment and new games at its Casper location(s).

Estimated Market Growth (Annual): 18.0%
 Estimated Win Rate: 9.0%

ANALYSIS

	\$ HHR Handle	\$ HHR Spend (Revenue) 9.00%	307HR % Share of Market	Wyoming State / LSRA 9.50%	Wyoming County / City 1.00%	Wyoming Breeding Fund 0.40%	Terms	\$ PTPD	Days	Start Date
CASPER Market										
2022 Market Results (Est)	526,000,000	47,340,000	8.1%	2,630,000	5,260,000	2,104,000	-	-	-	
2023 Market Growth Factor	18.0%									
2023 Market Projection	620,680,000	55,861,200	22.7%	3,103,400	6,206,800	2,482,720	-	-	-	
Location: POPLAR WINE & SPIRITS										
1016 S. Poplar, Casper 82601										
Site-Specific Taboolet -										
2023 (Partial Year) Est. 9.00%										
Other 307 Location (Pump Room)	72,334,889	6,510,140	11.7%				75	190	91	10.01.2023
Other 307 Location (Keg & Cork)	54,357,333	4,892,160	8.8%	72,042	144,083	57,633	73	245	364	
307HR Market Total - Est	141,100,556	12,899,050	22.7%				56	240	364	
Other (Non-307) Locations - Est.	479,579,444	43,162,150								

MARKET EXPANSION IMPACT

	Projected 2023	Projected 2022	"UPLIFT" 2023 / 2022
Operating Days	364	364	
Total Handle (\$)	620,680,000	526,000,000	18.0%
Gross Revenue (\$)	55,861,200	47,340,000	18.0%
Wyoming State / LSRA (\$)	3,103,400	2,630,000	18.0%
Wyoming County / City (\$)	6,206,800	5,260,000	18.0%
Wyoming Breeding Fund (\$)	2,482,720	2,104,000	18.0%

* Racing Resource Group, Inc. has attempted to verify projection data and reasonably develop its own assumptions, estimates and business modeling based on information available and its good faith belief with respect to future events. Some assumptions, estimates and/or projections may not prove out or materialize due to changes in market circumstances, unanticipated events and other developments that cannot be accounted for in a forward-looking analysis of this type. Therefore, actual results over time may vary from the estimates and such variations may be material.

318 35th St.
 West Palm Beach, FL 33407
 USA

Tom Aronson, President
 502.552.7377
 tom.aronson@racingresourcegroup.com

GAMING AREA

WAREHOUSE
111

RETAIL
112

MENS
06
105

WOMENS
107

OFFICE 1
108

OFFICE 2
109

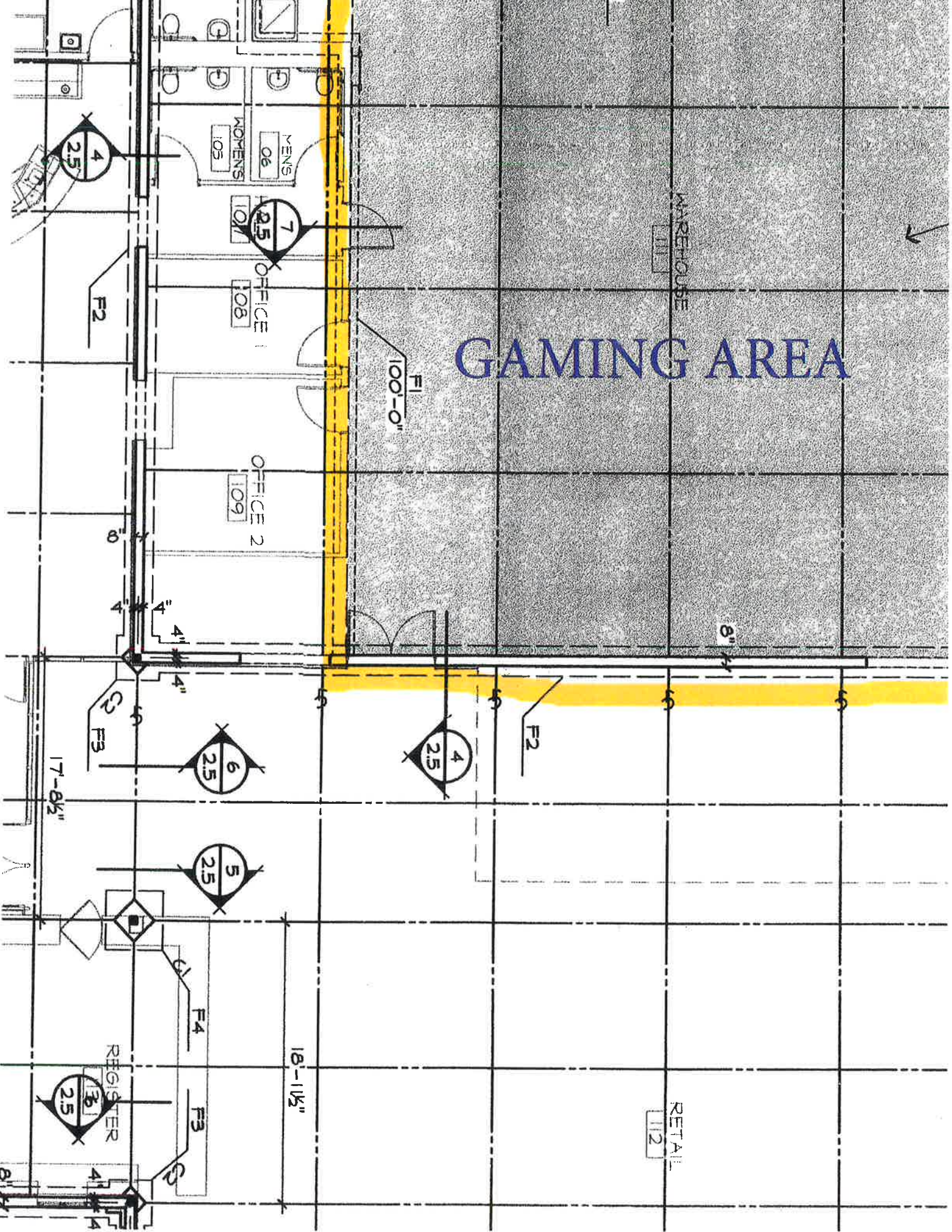
REGISTER
110

100'-0"

8"

18'-11 1/2"

17'-8 1/2"



RESOLUTION NO. _____
OF
NATRONA COUNTY, WYOMING

A RESOLUTION APPROVING 307 HORSE RACING, INC. TO CONDUCT PARI-MUTUEL WAGERING ON LIVE HORSE RACING, HISTORIC HORSE RACING, AND SIMULCAST EVENTS WITHIN NATRONA COUNTY, WYOMING

WHEREAS, the Wyoming State Legislature passed, and the Governor of the State of Wyoming signed into law changes to Wyoming Statutes, Title 11, Chapter 25, to permit pari-mutuel wagering on historic races; and

WHEREAS, the Wyoming Gaming Commission has adopted rules and regulations regulating pari-mutuel wagering on simulcast events, including historic races; and

WHEREAS, 307 Horse Racing, Inc. (f/k/a 307 Horse Racing, LLC) currently holds the necessary and appropriate permits issued by the Wyoming Gaming Commission to operate simulcasting facilities, historic horse racing, and live horse racing in the State of Wyoming (including but not limited to in Campbell County, Natrona County, Carbon County, Laramie County, Converse County, and Sheridan County); and

WHEREAS, the Natrona County Board of Commissioners recognize the economic and community benefits to Natrona County through live horse racing, historic horse racing, and simulcasting within Natrona County; and

WHEREAS, the Natrona County Board of Commissioners recognize the benefit to the horse industry of Natrona County through live horse racing, historic horse racing, and simulcasting within Natrona County; and

WHEREAS, the Natrona County Board of Commissioners recognize that it is through revenue derived from simulcasting at locations off the permitted live horse racetrack premises that allows a live horse racing operator to conduct the live racing days required under W.S. 11-25-104(m) and WY Rules and Regulations 038.0001.10 § 3 within the State of Wyoming; and

WHEREAS, 307 Horse Racing, Inc. is a live horse racing operator that is both (i) licensed to conduct the minimum live race days required under W.S. § 11-24-104(m) and Chapter 10 of the Rules and Regulations of the Wyoming Gaming Commission within Campbell County on an annual basis and (ii) is conducting said live horse racing in Campbell County (excepting days that are cancelled for good cause due to weather or other uncontrollable circumstances); and

WHEREAS, Wyo. Stat. Ann. § 11-25-102(a)(vii)(B) provides that “Simulcasting may be conducted off the permitted premises only if the board of county commissioners of the county in which such simulcasting will be conducted grant [grants] its approval.”; and

WHEREAS, said permitted premises is located at 1016 S. Poplar St., Casper, WY 82601;

NOW, THEREFORE, BE IT RESOLVED BY THE NATRONA COUNTY, WYOMING BOARD OF COUNTY COMMISSIONERS: that, pursuant to W. S. § 11-25-102(a)(vii)(B), the Natrona County Board of Commissioners hereby approves 307 Horse Racing, Inc. to conduct pari-mutuel wagering on live horse racing, historic horse racing, and simulcast events at 1016 S. Poplar St., Casper, WY 82601.

RESOLVED this ____ day of _____ 2023.

BOARD OF COUNTY COMMISSIONERS
NATRONA COUNTY, WYOMING

Steve Freel, Chairman
Natrona County Commission

Tracy Good
Natrona County Clerk

APPROVED AS TO FORM:

Charmaine Reed
Natrona County Attorney



Natrona County Parks Department
538 SW Wyo Blvd
PO Drawer 848
Mills, WY 82644
(307) 235-9325; 265-2743 (f)

MEMORANDUM

Date: April 11, 2023
To: Board of County Commissioners
From: Michael L. Brown / Parks Department
Subject: Casper Mountain Trails Center Bids Received

Amundsen Associates and the Parks Department opened 2 bids on April 6 from Caspar Building Systems and GH Phipps Construction to construct the Casper Mountain Trails Center.

- The low base bid is \$3,224,080.00, significantly higher than expected
- The professional estimate was in the \$2.2 to \$2.5 million dollar range
- Current budgeted from the County for this is \$1,600,000
- NCSA has mentioned \$750,000 to \$1 million and the latest is \$500,000+. They require an MOU before committing funds. It is currently being redlined and is attached for reference.

Possible options that have been discussed within the Parks Department and Amundsen Associates to possibly reduce the overall cost with pros and cons.

- Rebid the project removing penalty clause and extending the project over two seasons:
 - Con: Amundsen believes with bid numbers out there it will not come in lower.
 - Con: Amundsen believes extending the time for completion will not reduce the price as General Conditions will be increased for the time frame
 - Con: Likely to upset the lowest bidder and not receive a rebid
 - Con: 5 contractors picked up plans, 3 attended the pre-bid meeting and only 2 bid in this current round. Potential to not receive any more bids
 - Pro: The County could budget over two fiscal years to complete the project
 - Pro: Possibility of a lower bid.
- Award the bid to the contractor and value engineer the project.
 - Pro: Possibility of cost saving by using cheaper materials

- Con: Amundsen believes any savings thru value engineering is really pennies on the dollar and most likely will not provide the savings needed.
 - Con: Value engineering will extend the time of completion and the contractor will not guarantee a schedule
- Redesign with significant reduction in size (building, parking, concrete) and rebid
 - Pro: Likely to meet budget constraints
 - Con: Unknown on material and fuel costs
 - Con: Add service will be required for architect to do this
 - Con: Significant delay to construction with significant impact to 2024 road reconstruction.
 - Con: Public sentiment

The Parks Department requests the Board of County Commissioners direction and recommendation on how to proceed.

Sincerely,
Natrona County Parks Department



Memorandum Development Department – Planning Division

TO: Natrona County Board of Commissioners

FROM: Michael Brown, Parks and Recreation Director
Kristie Turner, Planner

DATE: April 11, 2023

SUBJECT: Parks and Recreation Master Plan incorporating Natrona County, City of Casper, City of Mills, Town of Evansville, Town of Bar Nunn, Visit Casper, and Natrona County School District

Meeting Type and Date: BOCC Work Session
April 18, 2023

Action type: Direction Requested

Recommendation: That the BOCC accept the invitation from City of Casper’s Parks, Recreation & Public Facilities department to participate in the Parks and Recreation Master Plan for the region and propose a commitment of funds not to exceed \$15,000 to the project.

Summary:

On February 7, 2023, the City of Casper accepted a grant from the Natrona County Recreation Joint Powers board in the amount of \$100,000.00 for the creation of a parks and recreation master plan. The City of Casper’s Parks, Recreation & Public Facilities department has invited surrounding agencies to participate and collaborate in the creation of a Regional Parks and Recreation Master Plan. A master plan is a comprehensive long range strategy to create, maintain, and enhance the community’s recreational opportunities. This intergovernmental collaboration would create a vision for the region, identify the needs of all Natrona County communities, address gaps in recreation opportunities, and reduce duplication of both assets and resources. An area master plan will assist all agencies in strategically developing parks and recreation within all the communities of Natrona County.

A key component of this parks and recreation master plan is the intergovernmental collaboration between the agencies within Natrona County. The Natrona County Parks Department and the Development Department are excited about the opportunity to create a shared vision and plan for recreation in our region, inventory all of our parks and recreation assets, and evaluate the best way to improve, increase, and encourage the growth of these valuable assets.

Financial Considerations:

The City of Casper's Parks, Recreation & Public Facilities Department will be the leading agency coordinating the plan. Zulima Lopez, Director of the City Parks Department, has done a large portion of the ground work by acquiring the NCRJP grant approval and researching the estimated cost of producing a regional parks and recreation plan. At this time, each agency listed above is presenting this opportunity to their governing councils and boards.

The total cost of the master plan is estimated to be \$200,000.00. The NCRJP grant provides \$100,000.00 that will be released in fiscal year 2024, upon proof of matching funds, and must be dispersed within two calendar years. Each of the participating agencies have been asked to contribute a portion of the matching \$100,000.00. The requested amount for the county's contribution is \$15,000.00. Staff requests approval to commit these funds to the creation of a Regional Parks and Recreation Master Plan.

Oversight/Project Responsibility

Michael Brown, Parks & Recreation Director
Kristie Turner, County Planner

May 2, 2023:					
Regular BOCC Agenda Items	Public Hearing	Regular Agenda	Consent Agenda		
Consideration of a Petition to Alter and Vacate a Portion of Grass Creek Road		*			
Consideration of a Petition to Alter and Vacate a Portion of W. 50 th Street		*			
Work Session Meeting Agenda Items					
	Recommendation		Begin Time	Allotted Time	
Recommendations = Information Only, Move Forward for Approval, Direction Requested					
Lisa Scroggins, NCPL Director Purpose: Provide Background and Need for a New Library and Discuss Potential Funding Opportunities		I, D	2:30	30 minutes	
Jim Whipps, Coroner Purpose: Discuss disposition of indigent remains		I	3:00	30 minutes	
Charmaine Reed, Deputy County Attorney Purpose: Legal Update & Executive Session: pursuant to W.S.		I	3:30	2	
				Approximate Ending Time:	5:30

May 16, 2023:					
Regular BOCC Agenda Items	Public Hearing	Regular Agenda	Consent Agenda		
Work Session Meeting Agenda Items					
	Recommendation		Begin Time	Allotted Time	
Recommendations = Information Only, Move Forward for Approval, Direction Requested					
Charmaine Reed, Deputy County Attorney Purpose: Legal Update & Executive Session: pursuant to W.S.		I	3:30	2 hours	
				Approximate Ending Time:	5:30

Commissioner Discussion Items Future Meetings		
2022 NC Zoning Resolution Re-open the Review and Approval Process		Dallas/Dave
Budget Discussion: Budgets/Requests due to CC by April 24, 2023	done	
Salt Creek Emergency Services - Request for \$30K Wildland Fire MOU	done	
WACO Sponsorship		All
Budget Discussions: May, June		All
Budget Approval - Scheduled for 7-5-2023		All
Grant Writer: Research, Tracking, Reporting: FT or as needed.		Steve