

**REGULAR CITY COUNCIL
MEETING**

March 25, 2025

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

Mayor:

Leah Juarez

Council President:

Brad Neumiller

Council Members:

Cherie Butcher

Sara McCarthy

Tim Sutherland

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

RECORD OF NOTATION

1. The City of Mills would like to note the passing of former Mayor Seth Coleman. Mayor Coleman served as a councilmember from 2015 to 2016 and as Mayor from 2016 to 2022. During his Administration Mills became a First Class City. Mayor Coleman championed many projects during his service as Mayor including The Eagle Monument, riverfront project, Summerfest, Mills 100th celebration and many more. The City notes his service to the City of Mills, and extends condolences to his family and friends for their loss.

CONSENT AGENDA

Minutes

- [2.](#) Council Meeting Minutes 3-11-25

City Licenses

- [3.](#) New/Renewal Business, Contractor Licenses, and Home Occupation Permits

Financial Approvals

- [4.](#) Financial Breakdown - Check Register & Future ACH Transactions
- [5.](#) PAID ACH / EFT Transactions
- [6.](#) Payroll Regular / Police 2-24-25 to 3-9-25
- [7.](#) Fire Payroll 3-3-25 to 3-14-25
- [8.](#) Transmittal Transactions
- [9.](#) Reserve Transfer
- [10.](#) Voided Checks

OPEN DISCUSSION

ORDINANCES AND RESOLUTIONS

11. RESOLUTION NO 2025-10 SAGE ADDITION (Tabled 2-25-25)

**A RESOLUTION APPROVING THE FINAL PLAT FOR LOTS 2A & 3A, SAGE
ADDITION, AN ADDITION TO THE CITY OF MILLS**

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - April 8, 2025 at 7:00 pm / April 22, 2025 at 7:00 pm

NEXT WORK SESSION - April 7, 2025 at 9:00 am / April 8, 2025 at 6:00 pm

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

**REGULAR CITY COUNCIL
MEETING
March 11, 2025
7:00 PM
City Hall**



CITY OF MILLS
EST. 1921

Mayor:
Leah Juarez
Council President:
Brad Neumiller
Council Members:
Cherie Butcher
Sara McCarthy
Tim Sutherland

MINUTES

CALL TO ORDER

Mayor called the meeting to order at 7:00 pm

ROLL CALL

Present:

- Mayor Juarez
- President Neumiller
- Council Butcher
- Council McCarthy
- Council Sutherland

PLEDGE OF ALLEGIANCE

PROCLAMATION

1. PROCLAMATION - National Service Recognition Day
 - a. The Mayor read and signed the Proclamation

CONSENT AGENDA

Minutes

2. Council Meeting Minutes 2-25-25

City Licenses

3. New/Renewal Business, Contractor Licenses, and Home Occupation Permits

Financial Approvals

4. Financial Breakdown - Check Register & Future ACH Transactions
5. PAID ACH / EFT Transactions
6. Payroll Regular / Police 2-10-25 to 2-23-25
7. Fire Payroll 2-19-25 to 3-2-25
8. Transmittal Transactions

Motion made by Council Member Butcher, Seconded by Council Member McCarthy
Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

OPEN DISCUSSION

No one spoke

EXECUTIVE SESSION

9. EXECUTIVE SESSION - Property Matter

The Mayor asked for a motion to go into Executive Session for a property matter at 7:03pm. Council Member McCarthy made a motion, Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:26pm.

No action necessary

ORDINANCES AND RESOLUTIONS

10. ORDINANCE NO 819 - VACATION - SECOND READING (Tabled 2-25-25)

AN ORDINANCE VACATING A .63 ACRE PARCEL OF THE FORMER WYOMING BOULEVARD IN THE CITY OF MILLS, WYOMING AND TRANSFERING THE SAME TO MOBILE CONCRETE, INC.

The Mayor asked for a motion to un-table Ordinance 819 on the Second Reading. Council President Neumiller made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, and Council Member Butcher, Voting Nah: Council President Neumiller, motion to table passes

Council President Neumiller made a motion on the second reading, Council Member McCarthy seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

11. ORDINANCE NO 820 - CHAPTER 13.03 UTILITY BILLING AND COLLECTION - THIRD AND FINAL READING

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF TITLE 13, PUBLIC SERVICES, CHAPTER 13.03 UTILITY BILLING AND COLLECTION

Council Member McCarthy made a motion to approve Ordinance 820 on the third and final reading, Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

12. RESOLUTION NO 2025-10 SAGE ADDITION (Tabled 2-25-25)

A RESOLUTION APPROVING THE FINAL PLAT FOR LOTS 2A & 3A, SAGE ADDITION, AN ADDITION TO THE CITY OF MILLS

13. RESOLUTION NO 2025-13 - BOATRRIGHT ADDITION NO. 3

A RESOLUTION APPROVING THE BOATRRIGHT ADDITION NO. 3 TO THE CITY OF MILLS

Motion made by Council President Neumiller, Seconded by Council President Sutherland
Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

COUNCIL APPROVALS

14. Catering Permit - Uncorked Fine Wine and Spirits

Motion made by Council Member McCarthy, Seconded by Council President Neumiller
Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

EXECUTIVE SESSION

15. EXECUTIVE SESSION - Personnel Matter

The Mayor asked for a motion to go into Executive Session for a personnel matter at 7:29pm. Council Member Butcher made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:36pm.

No action necessary

ADJOURNMENT

Council Member Sutherland made a motion to adjourn the meeting at 7:37pm, Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - March 25, 2025 at 7:00pm / April 8, 2025 at 7:00pm

NEXT WORK SESSION - March 25, 2025 at 6:00pm / April 7, 2025 at 9:00am

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

Mayor, Leah Juarez

City Clerk, Sarah Osborn



Council Meeting: March 25, 2025

New Home Occupation Permits

Business Name

Renewal Home Occupation Permits

Business Name

Report Criteria:
 Report type: GL detail
 Check.Type = {<>} "Adjustment"

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
1952						
03/25/2025	1952	Douglas Boldt	390.00	Bond refund for Zachery Boldt	10-5100-9000	390.00
Total 1952:						390.00
1953						
03/25/2025	1953	Kody Wass	320.00	Bond Refund for Kody Wass	10-5100-9000	320.00
Total 1953:						320.00
1954						
03/25/2025	1954	Tricia Miller	1,340.00	Bond refund for Cole Rylee Miller	10-5100-9000	1,340.00
Total 1954:						1,340.00
33851						
03/21/2025	33851	Mobile Concrete, Inc.	59,500.00-	Property Purchase	10-4800-6020	59,500.00- V
Total 33851:						59,500.00-
33880						
03/25/2025	33880	Above All Cleaning	582.50	Regular Monthly Cleaning for the City Hall	12-4500-3515	582.50
03/25/2025	33880	Above All Cleaning	582.50	Monthly cleaning for PD - Feb	10-4600-1300	582.50
Total 33880:						1,165.00
33881						
03/25/2025	33881	ALSCO, Inc	37.20	March 12 Services	50-4700-1040	37.20
03/25/2025	33881	ALSCO, Inc	176.36	PD Rugs for March	10-5400-1300	176.36
Total 33881:						213.56
33882						
03/25/2025	33882	Automation & Electronics, Inc	720.00	Turbidity Meter Calibration	52-8200-2000	720.00

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33882:						720.00
33883						
03/25/2025	33883	City of Casper	878.24	Balefill Charges	54-8400-3050	878.24
03/25/2025	33883	City of Casper	1,478.40	Balefill Charges	54-8400-3050	1,478.40
03/25/2025	33883	City of Casper	986.48	Balefill Charges	54-8400-3050	986.48
03/25/2025	33883	City of Casper	1,000.56	Balefill Charges	54-8400-3050	1,000.56
03/25/2025	33883	City of Casper	707.52	Balefill Charges	54-8400-3050	707.52
03/25/2025	33883	City of Casper	1,105.28	Balefill Charges	54-8400-3050	1,105.28
Total 33883:						6,156.48
33884						
03/25/2025	33884	Civic Plus	1,420.00	Online Code Hosting Premium Bundle	10-4600-2010	1,420.00
Total 33884:						1,420.00
33885						
03/25/2025	33885	Collins Communications, Inc	275.00	ITS Customer Care Contract (Backups)	10-5500-2020	275.00
Total 33885:						275.00
33886						
03/25/2025	33886	Computer Professionals Unlimited	648.00	2 Hard Drives to replace failed Hard Drives	10-5500-3575	648.00
03/25/2025	33886	Computer Professionals Unlimited	1,914.74	Miscrosoft Surface Replacement for Community Devel	10-5500-3575	1,914.74
Total 33886:						2,562.74
33887						
03/25/2025	33887	Curtis	2,374.40	Service of Eagle ar compressor for SCBA bottles	10-5600-2040	2,374.40
03/25/2025	33887	Curtis	2,123.00	Required annual flow test for SCBA's	10-5600-2040	2,123.00
Total 33887:						4,497.40
33888						
03/25/2025	33888	Energy Laboratories Inc	152.00	Monthly Bac-T Samples	52-8200-2050	152.00

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33888:						152.00
33889						
03/25/2025	33889	Ferguson Enterprises LLC #3007	1,124.68	Stainless Piping	52-8200-3525	1,124.68
Total 33889:						1,124.68
33890						
03/25/2025	33890	Galls	25.82	EMS uniform shorts for Hecht	10-5600-1040	25.82
03/25/2025	33890	Galls	77.49	EMS pants for Hecht	10-5600-1040	77.49
Total 33890:						103.31
33891						
03/25/2025	33891	Greiner Ford	67.62	Transmission Oil & Coolant for Unit 10	10-5400-4050	67.62
03/25/2025	33891	Greiner Ford	28.50	Unit 8 Windshield Wash Hose	10-5400-4050	28.50
Total 33891:						96.12
33892						
03/25/2025	33892	Homax	71.90	Pail Antifreeze	50-4700-4050	71.90
03/25/2025	33892	Homax	2,745.57	Fuel PD Feb 2025	10-5400-4000	2,745.57
03/25/2025	33892	Homax	113.84	Fuel CSO Feb 2025	10-5300-4000	113.84
03/25/2025	33892	Homax	215.07	Community Development Department fuel	10-5700-4000	215.07
03/25/2025	33892	Homax	44.82	February Fuel Charges	52-8200-4000	44.82
03/25/2025	33892	Homax	238.99	Streets	10-6000-4000	238.99
03/25/2025	33892	Homax	216.07	Sewer	53-8300-4000	216.07
03/25/2025	33892	Homax	375.22	Water	51-8100-4000	375.22
03/25/2025	33892	Homax	158.30	Parks	10-7000-4000	158.30
03/25/2025	33892	Homax	1,396.27	Sanitation	54-8400-4000	1,396.27
03/25/2025	33892	Homax	106.86	Shop	10-6500-4000	106.86
Total 33892:						5,682.91
33893						
03/25/2025	33893	Hose & Rubber Supply	827.76	Hoses & Sleeves	54-8400-4050	827.76

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33893:						827.76
33894						
03/25/2025	33894	Hub International Mountain States	2,250.00	equipment floater	10-4600-2500	2,250.00
Total 33894:						2,250.00
33895						
03/25/2025	33895	KARE EMS Solutions	3,200.00	Class registration for Hecht and Hiatt EMT - Intermedia	10-5600-1030	3,200.00
Total 33895:						3,200.00
33896						
03/25/2025	33896	Keith R Nachbar P.C.	262.50	Keith Nachbar Edward Johnson	10-5100-1090	262.50
03/25/2025	33896	Keith R Nachbar P.C.	150.00	Keith Nachbar William Pirtle	10-5100-1090	150.00
03/25/2025	33896	Keith R Nachbar P.C.	461.14	Keith Nachbar Helbling	10-5100-1090	461.14
Total 33896:						873.64
33897						
03/25/2025	33897	Menards	92.10	Lab Supplies	52-8200-3525	92.10
Total 33897:						92.10
33898						
03/25/2025	33898	Mission Communications, Inc	1,042.20	Annual communication Service Lift Stations	53-8300-3675	1,042.20
Total 33898:						1,042.20
33899						
03/25/2025	33899	Motorola Solutions, Inc.	769.52	Body Worn Camera licensing	10-5400-2070	769.52
Total 33899:						769.52
33900						
03/25/2025	33900	NAPA Auto Parts	53.62	Unit 8 Rear Wiper	10-5400-4050	53.62
03/25/2025	33900	NAPA Auto Parts	13.22	Unit 8 Wipers and Filters	10-5400-4050	13.22
03/25/2025	33900	NAPA Auto Parts	82.95	Dex Cool	10-6000-4050	82.95

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
03/25/2025	33900	NAPA Auto Parts	147.89	Air Filters	10-6000-4050	147.89
03/25/2025	33900	NAPA Auto Parts	58.25	Oil Filter and Oil for Unit 12	10-5400-4050	58.25
Total 33900:						355.93
33901						
03/25/2025	33901	Natrona County Sheriffs Office	13,122.99	NCSO Jail February 2025	10-5400-3015	13,122.99
Total 33901:						13,122.99
33902						
03/25/2025	33902	Norco, Inc	53.43	Hearing Protection / Office Cleaning Supply	52-8200-3510	53.43
03/25/2025	33902	Norco, Inc	37.80	Urinal Blocks & Cleaner	50-4700-3510	37.80
Total 33902:						91.23
33903						
03/25/2025	33903	Novus Glass	800.00	(2) - 10" round filter Glass	52-8200-3525	800.00
Total 33903:						800.00
33904						
03/25/2025	33904	Peden's Inc.	178.00	Peden's-licensing Plaques	10-5400-1300	178.00
Total 33904:						178.00
33905						
03/25/2025	33905	Sutherlands	34.99	Sutherlands 15 Amp	10-5400-3525	34.99
03/25/2025	33905	Sutherlands	25.79	Replacement tools	52-8200-3545	25.79
03/25/2025	33905	Sutherlands	171.94	Fittings	50-4700-3525	171.94
03/25/2025	33905	Sutherlands	24.14	HVAC Tape	50-4700-3525	24.14
03/25/2025	33905	Sutherlands	24.25	Traps	50-4700-3525	24.25
03/25/2025	33905	Sutherlands	31.96	Insect Control	50-4700-3525	31.96
03/25/2025	33905	Sutherlands	69.99	Torch Hose	50-4700-3525	69.99
03/25/2025	33905	Sutherlands	22.97	Cement	50-4700-3525	22.97
Total 33905:						406.03

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
33906						
03/25/2025	33906	Wash and Glow II LLC	117.00	Wash & Glow Fleet Wash Jan 2025	10-6500-4060	117.00
Total 33906:						117.00
33907						
03/25/2025	33907	Witmer Public Saffey Group, Inc	226.62	Structure boots for Zamora	10-5600-3605	226.62
Total 33907:						226.62
33908						
03/25/2025	33908	WLC Engineering Inc	4,271.41	Water Storage tank services through 1-31-25	10-4800-6060	4,271.41
03/25/2025	33908	WLC Engineering Inc	863.60	Engineering for riverfront stabilization Jan 1 through Ja	10-4800-6010	863.60
03/25/2025	33908	WLC Engineering Inc	12,225.05	Engineering for riverfront stabilization Jan 1 through Ja	10-4800-6010	12,225.05
03/25/2025	33908	WLC Engineering Inc	2,679.50	Professional engineering services through 1-31-25	50-4600-2060	2,679.50
03/25/2025	33908	WLC Engineering Inc	686.88	Planning services 1/1/25 through 1/31/25	10-5700-2050	686.88
03/25/2025	33908	WLC Engineering Inc	950.00	Water Storage tank services through 02/28/25	10-4800-6060	950.00
03/25/2025	33908	WLC Engineering Inc	92.26	Engineering for riverfront stabilization feb 1 through feb	10-4800-6010	92.26
03/25/2025	33908	WLC Engineering Inc	7,189.13	Engineering for riverfront stabilization feb 1 through feb	10-4800-6010	7,189.13
03/25/2025	33908	WLC Engineering Inc	3,961.00	Professional engineering services through 2/28/25	50-4600-2060	3,961.00
03/25/2025	33908	WLC Engineering Inc	30.06	Professional engineering services through 2-28-25	50-4600-2080	30.06
03/25/2025	33908	WLC Engineering Inc	294.38	Planning Services 2-1-25 through 2-28-25	10-5700-2050	294.38
Total 33908:						33,243.27
33909						
03/25/2025	33909	Wyoming Association of Rural Wa	1,580.00	(4) 2025 Conference Registration	52-8200-1030	1,580.00
Total 33909:						1,580.00
33910						
03/25/2025	33910	Wyoming Child Support	1,018.00	Casey Gallinger - 261021	10-24200	1,018.00
03/25/2025	33910	Wyoming Child Support	62.64	Luis La Torre - 259148	10-24200	62.64
Total 33910:						1,080.64
33911						
03/25/2025	33911	Wyoming Conference of Municipal	150.00	Training Convergence for Stewart & Hand	10-5100-1030	150.00

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33911:						150.00
33912						
03/25/2025	33912	Wyoming Secretary of State	60.00	Notary For Sara McCarthy	10-4400-1300	60.00
Total 33912:						60.00
33913						
03/25/2025	33913	Wyoming Signs LLC	1,519.32	Repair & replace bulbs for the outside pd sign	12-4500-3515	1,519.32
Total 33913:						1,519.32
33914						
03/25/2025	33914	Homax	3,268.53	Fuel Aug 2024 MPD	10-5400-4000	3,268.53
03/25/2025	33914	Homax	120.42	Fuel Aug 2024 CSO	10-5300-4000	120.42
Total 33914:						3,388.95
33915						
03/25/2025	33915	Law Office of Stephanie M Arrach	6,817.50	Stephanie Arrache Attorney Fees Feb-March	10-5100-1085	6,817.50
Total 33915:						6,817.50
Grand Totals:						38,911.90

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
10-21100	59,500.00	74,540.55-	15,040.55-
10-24200	1,080.64	.00	1,080.64
10-4400-1300	60.00	.00	60.00
10-4600-1300	582.50	.00	582.50
10-4600-2010	1,420.00	.00	1,420.00
10-4600-2500	2,250.00	.00	2,250.00
10-4800-6010	20,370.04	.00	20,370.04

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
10-4800-6020	.00	59,500.00-	59,500.00-
10-4800-6060	5,221.41	.00	5,221.41
10-5100-1030	150.00	.00	150.00
10-5100-1085	6,817.50	.00	6,817.50
10-5100-1090	873.64	.00	873.64
10-5100-9000	2,050.00	.00	2,050.00
10-5300-4000	234.26	.00	234.26
10-5400-1300	354.36	.00	354.36
10-5400-2070	769.52	.00	769.52
10-5400-3015	13,122.99	.00	13,122.99
10-5400-3525	34.99	.00	34.99
10-5400-4000	6,014.10	.00	6,014.10
10-5400-4050	221.21	.00	221.21
10-5500-2020	275.00	.00	275.00
10-5500-3575	2,562.74	.00	2,562.74
10-5600-1030	3,200.00	.00	3,200.00
10-5600-1040	103.31	.00	103.31
10-5600-2040	4,497.40	.00	4,497.40
10-5600-3605	226.62	.00	226.62
10-5700-2050	981.26	.00	981.26
10-5700-4000	215.07	.00	215.07
10-6000-4000	238.99	.00	238.99
10-6000-4050	230.84	.00	230.84
10-6500-4000	106.86	.00	106.86
10-6500-4060	117.00	.00	117.00
10-7000-4000	158.30	.00	158.30
12-21100	.00	2,101.82-	2,101.82-
12-4500-3515	2,101.82	.00	2,101.82
50-21100	.00	7,162.71-	7,162.71-
50-4600-2060	6,640.50	.00	6,640.50
50-4600-2080	30.06	.00	30.06
50-4700-1040	37.20	.00	37.20
50-4700-3510	37.80	.00	37.80
50-4700-3525	345.25	.00	345.25
50-4700-4050	71.90	.00	71.90
51-21100	.00	375.22-	375.22-
51-8100-4000	375.22	.00	375.22
52-21100	.00	4,592.82-	4,592.82-
52-8200-1030	1,580.00	.00	1,580.00
52-8200-2000	720.00	.00	720.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
52-8200-2050	152.00	.00	152.00
52-8200-3510	53.43	.00	53.43
52-8200-3525	2,016.78	.00	2,016.78
52-8200-3545	25.79	.00	25.79
52-8200-4000	44.82	.00	44.82
53-21100	.00	1,258.27-	1,258.27-
53-8300-3675	1,042.20	.00	1,042.20
53-8300-4000	216.07	.00	216.07
54-21100	.00	8,380.51-	8,380.51-
54-8400-3050	6,156.48	.00	6,156.48
54-8400-4000	1,396.27	.00	1,396.27
54-8400-4050	827.76	.00	827.76
Grand Totals:	<u>157,911.90</u>	<u>157,911.90-</u>	<u>.00</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

GL Account	Debit	Credit	Proof
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Report Criteria:
Report type: GL detail
Check.Type = {<>} "Adjustment"



PAYROLL

Meeting Date: March 25, 2025

Payroll Type: Regular/Police

Date Range: 2-24-25 to 3-9-25

Net: \$ 120,095.02

Deductions: \$ 32,143.36

Federal Taxes: \$ 10,804.00

Medicare: \$ 1,676.10

Retirement: \$ 6,424.45

Social Security: \$ 6,939.17

Child Support: \$ 540.32

Insurance: \$ 4,266.34

Supplemental Retirement: \$ 1,152.02

Supplemental Insurance: \$ 340.96

TOTAL PAYROLL: \$ 87,951.66

City Clerk, Sarah Osborn

Mayor, Leah Juarez



PAYROLL

Meeting Date: March 25, 2025

Payroll Type: Fire

Date Range: 3-3-25 to 3-14-25

Net: \$ 19,803.15

Deductions: \$ 5,446.86

Federal Taxes: \$ 1,363.00

Medicare: \$ 269.35

Retirement: \$ 2,226.86

Union Dues \$ 210.00

Child Support: \$ -

Insurance: \$ 1,352.65

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

TOTAL PAYROLL: \$ 14,356.29

City Clerk, Sarah Osborn

Mayor, Leah Juarez



Transmittal Transactions
3-25-25

Payroll Regular/Police: 2-24-25 to 3-9-25

Date	Type/Check #	Payor	AMOUNT
3/9/2025	ACH	IRS	\$ 28,034.54
3/9/2025	33878	American Funds	\$ 50.00
3/9/2025	ACH	Orchard Trust 457	\$ 925.00
		Total:	\$ 29,009.54

Payroll Fire: 3-3-25 to 3-14-25

Date	Type/Check #	Payor	AMOUNT
3/14/2025	ACH	IRS	\$ 1,901.70
3/14/2025	33879	Pathfinder FCU	\$ 210.00
		Total:	\$ 2,111.70

TOTAL \$ 31,121.24

CITY OF MILLS
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2025

WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
WATER	69,834.74	799,123.94	1,170,000.00	370,876.06	68.3
	69,834.74	799,123.94	1,170,000.00	370,876.06	68.3
<u>EXPENDITURES</u>					
WATER	30,832.45	217,648.35	457,588.00	239,939.65	47.6
	30,832.45	217,648.35	457,588.00	239,939.65	47.6
	39,002.29	581,475.59	712,412.00	130,936.41	81.6

39,002.29 x
0.05 = K
1,950.12 * +
~~39,002.29 *~~

CITY OF MILLS
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2025

SEWER

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>					
SEWER	74,512.13	629,790.76	895,000.00	265,209.24	70.4
	74,512.13	629,790.76	895,000.00	265,209.24	70.4
<u>EXPENDITURES</u>					
SEWER	59,318.88	377,109.94	997,683.00	620,573.06	37.8
	59,318.88	377,109.94	997,683.00	620,573.06	37.8
	<u>15,193.25</u>	<u>252,680.82</u>	<u>(102,683.00)</u>	<u>(355,363.82)</u>	<u>246.1</u>

15,193.25X
0.07=K
1,063.53*+

CITY OF MILLS
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2025

SANITATION

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>					
SANITATION	89,652.39	715,266.51	900,000.00	184,733.49	79.5
	89,652.39	715,266.51	900,000.00	184,733.49	79.5
<u>EXPENDITURES</u>					
SANITATION	41,326.02	376,376.62	646,791.00	270,414.38	58.2
	41,326.02	376,376.62	646,791.00	270,414.38	58.2
	<u>48,326.37</u>	<u>338,889.89</u>	<u>253,209.00</u>	<u>(85,680.89)</u>	<u>133.8</u>

48,326.37x
0.1 = K
4,832.64*+



CITY OF MILLS

EST. 1921

VOIDED CHECKS

3-25-25

CHECK #	DATE	PAYOR	AMOUNT
33851	3/11/2025	Mobile Concrete Inc	\$ 59,500.00

Total: \$ 59,500.00



CITY OF MILLS
EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

Memorandum

TO: Mills City Council
FROM: Megan Nelms, AICP, City Planner
DATE: March 11, 2025
SUBJECT: Final Plat – Lots 2A & 3A, Sage Addition

Case Number: 25.01 FSP

Summary: The plat has been updated to reflect correct line types in the line legend and to include a 10’ rear yard general utility easement. The updated plat is included in the packet.

The applicant is completing a boundary adjustment between Lots 2 & 3, Sage Addition. The adjustment will increase proposed Lot 3A from 2.23 to 2.45-acres and decrease proposed Lot 2A from 2.23 to 2.0-acres in size.

Current Zoning: I-1 (Light Industrial) *no change of zoning is requested or required.

Planning Commission Recommendation: At their February 6, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: The applicant has completed all the required planning considerations and staff recommends APPROVAL of the subdivision final plat.

Lots 2A & 3A, Sage Addition

Boundary Line Adjustment

Planning Commission Meeting
February 6, 2025

City Council Meeting
February 25, 2025

Applicants: Lyle Vinich

Case Number: 25.01 FSP

Agent: ECS Engineering/Steve Granger

Summary: The applicant is completing a boundary adjustment between Lots 2 & 3, Sage Addition. The adjustment will reduce the size of proposed Lot 2A from 2.23 to 2.0-acres and increase proposed Lot 3A from 2.23 to 2.45-acres in size.

Legal Description: Lots 2 & 3, Sage Addition

Location: The property is located on the northwest side of the intersection of Chamberlin Rd and Pontiac St.

Current Zoning: I-1 (Light Industrial) *no change of zoning is requested or required.

Existing Land Use: There is an existing shop building on proposed Lot 2A

Adjacent Land Use: North: Sage Addition/City Public Works Facilities (PLI)
South: Boatright Addition/Mobile Concrete (I-2)
East: Boatright Addition/Mobile Concrete (I-2)
West: Buffalo Meadows (R-1)

Planning Considerations:

1. Submit a signed City of Mills Subdivision Plat application
2. Add a 5' general utility easement around the boundary of each lot
3. Label the lot line being vacated by the plat.
4. Buffalo Meadows Addition is adjacent on the western boundary of the subdivision, not Lot 4, Sage Addition. Re-label and update the calls in the legal description in the Certificate of Dedication.

5. The Dedication shows the acreage of the subdivision is 47.65-acres. Correct 4.457-acres.

Item # 11.

6. Survey Reviews:

- a. Verify the plat scale is 1" = 60' not 1" = 100'
- b. Verify all line types in the legend match those on the plat face
- c. Revise the plat in the vicinity map and Surveyors Certificate to match the Dedication.

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and for the Planning Commission make a "Do Pass" recommendation on the Final Plat application.

Planning Commission Recommendation:

At their February 6, 2025 meeting, the Planning Commission made a "DO PASS" recommendation on the final plat application.

City Council Decision:



CITY OF MILLS
APPLICATION FOR SITE PLAN APPROVAL
 Pursuant to the City of Mills Zoning Ordinance



Item # 11.

City of Mills, Wyoming
 704 4th Street (Physical Address)
 P.O. Box 789 (Mailing Address)
 Mills, Wyoming 82644

Date: 1/17/2025
 Return by: _____
 (Submittal Deadline)
 For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Lyle Christopher Vinich
 Owner Mailing Address: 12274 Vacation Ct.
 City, State, Zip: Sturgis, SD 57785
 Owner Phone: (307)349-1847
 Applicant Email: cvinich@vindustrygroup.com

AGENT INFORMATION:

Print Agent Name: Shawn J. Gustafson
 Agent Mailing Address: 1607 CY Avenue, Suite 104
 City, State, Zip: Casper, WY 82604
 Agent Phone: 307-337-2883
 Agent Email: sgustafson@ecsengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 2 & 3 Sage Addition
 Physical address of subject property if available: 280 Chamberlain Road
 Size of lot(s) sq. ft/acres: Lot 2 - 2.003 Acres, Lot 3 - 2.454 Acres
 Current zoning: I-1 Light Industrial Current use: _____
 Intended use of the property: _____
 Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____
 (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the Site Plan:** _____
3. **One reproducible 11 x 17 Site Plan hard copy:** _____
4. **One Site Plan electronic copy (pdf):** _____

IF APPLICABLE, INCLUDE:

1. Number of employees on the premises: _____
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature): _____
3. Number of residential units: _____
4. Number of off-street parking spaces **provided:** _____
5. Number of off-street parking spaces **required:** _____

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature Chris Vinich

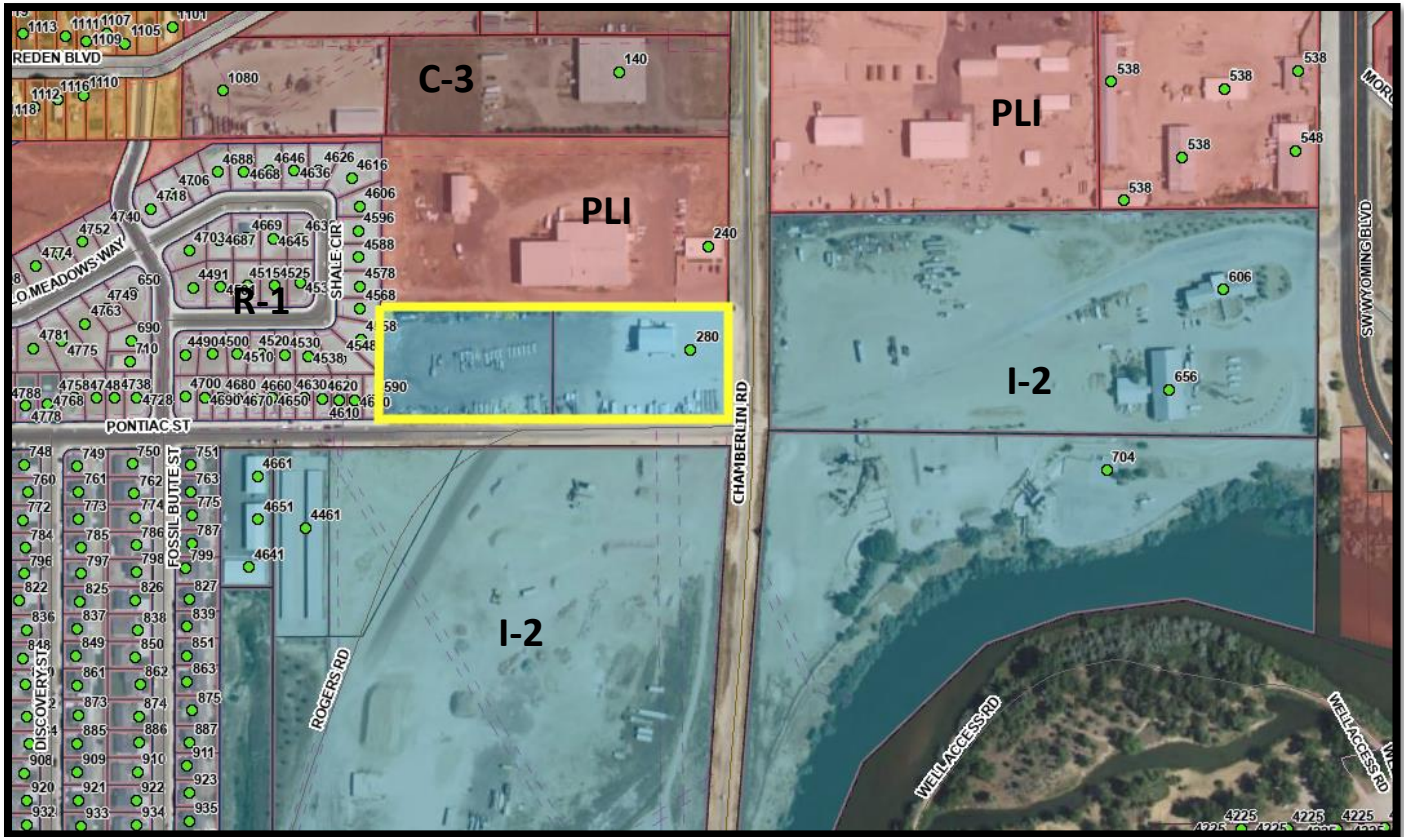
OWNER Signature _____

AGENT Signature _____

FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; plus a recordation fee of \$150.00.

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

Lots 2A & 3A, Sage Addition – Boundary Line Adjustment Final Plat



Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	

Board Members Present: John Gudger, Chris Volzke, John Bryson and Robin Baye were present for the P&Z Meeting. Member Nick Sterling was absent.

City Staff in Attendance: Megan Nelms, City Planner, Building Inspector Kevin O’Hearn, Sabrina Kemper, Community Development Director and Sarah Osborn, City Clerk

Chairman John Gudger called meeting to order at 5:32pm on February 6, 2025, as a quorum was present.

Chairman Gudger asked if everyone had a chance to read the minutes from the previous meeting on January 2, 2025. Board Member Chris Volzke made a motion to approve the minutes. Board Member Robin Baye seconded the motion. Chairman Gudger called for a vote to pass the minutes of the January 2, 2025 P&Z meeting. All ayes, motion passed.

Chairman Gudger introduced the first item on the agenda, the Final Plat for the replat of Lots 2 & 3, Sage Addition and ask Megan for a staff report. Megan provided an overview of the application, stating that it was completing a boundary adjustment between Lots 2 & 3, Sage Addition. The Applicant is Lyle Vinich and the agent is ECS Engineering. The adjustment will reduce the size of proposed Lot 2A from 2.23 to 2.0 acres and increase proposed Lot 3A from 2.23 to 2.45 acres in size. The subdivision is located on the northwest side of the intersection of Chamberlin Rd and Pontiac Street and zoned as I-1 (Light Industrial). There is an existing shop building on proposed Lot 2A. There are just a few planning considerations. They are as follows:

Planning Considerations:

1. Add a 5’ general utility easement around the boundary of each lot
2. Label the line shown on Lot 3A
3. Survey Reviews:
 - Verify the plat scale is 1” = 60’ not 1” = 100’
 - Verify all line types in the legend match those on the plat face
 - Revise the plat in the vicinity map and Surveyors Certificate to match the Dedication.

Staff Recommendations:

Staff recommends approval of the Final Plat, pending all considerations being completed and recommends the Planning Commission make a do-pass recommendation on the application to City Council.

Board Member Bryson had questions regarding line labels. Steve Granger with ECS Engineers came forward. He stated that the next item on the agenda is the development plan related to this subdivision but wanted to clarify that he has not seen the site plan and has only worked on the plat. Kevin brought the site plan to the podium to show Steve. He let the

commission know that the line being discussed is the original lot line. He can add the line to the legend or remove it all together. Member Bryson asked him to just label the line. Megan stated she will revise the considerations to remove or label the line being vacated.

There was discussion regarding the 50' wide easement running along the eastern side of the subdivision. Mr. Granger said that the easement shows up on the original Sage Addition plat and it is recorded, but he was unsure about the site plan. Chairman Gudger referred to the site plan and detailed that the building is roughly 124' and based on those dimensions, the existing building is within the easement. Mr. Granger agreed and said it was a possible conflict. He thinks that it is one of the large transmission lines that runs up through there.

Megan stated that, in reviewing the aerial photo, there is not any overhead transmission infrastructure within the shown easement. She stated that based on the recording information, you can tell it is a very old easement. Megan recommended that they do locates and make sure the lines are not underground. Member Bryson advised he would like them to provide positive evidence of vacation of the easement. Mr. Granger said that may be hard to do, but he would provide some information to Megan. Megan said we could ask the City Attorney for more clarification as to the process of vacating the easement, based on who it is in favor of, and other issues. She reminded the commission that at this time, they are only reviewing the subdivision plat, not the development plan. Chairman Gudger made it clear that they would be approving the plat, but not the site plan at this time. Megan confirmed.

Chairman Gudger opened the floor for questions or comments from the commission or the public. There were none. Chairman Gudger then asked for a motion. Vice Chairman Volzke made a motion to approve the final plat for the resubdivision of Sage Addition, pending completion of all planning considerations. Member Bryson seconded the motion. All voted aye, motion carried.

Chairman Gudger introduced the next item on the agenda, the Vinich Development Plan, and asked Megan for a staff report. Megan provided an overview of the case, 25.01 DEV. The applicant is proposing to construct additions to an existing commercial shop building on Lot 2A, Sage Addition. The existing building is approximately 3,750 sf in size and the application proposes future additions of 3,600 sf on the north side of the existing structure and a second addition of 1,710 sf on the south side. The property is located on the northwest corner of the intersection of Chamberlin Rd and Pontiac St.

Megan provided an overview of the development plan review process and the criteria for approval. She provided details on the current application, stating that the site encompasses approximately 2.0-acres and is zoned I-1 (Light Industrial). The development plan notes that exterior lighting will be on the building, with no proposed parking lot illumination. Specifications for the types of exterior lighting for the building need to be provided. A 'potential future building' is depicted on the adjacent Lot 3A. It should be noted that any future development on Lot 3A will require a separate Development Plan application and review. She also advised that the applicant should also be aware of additional setbacks and buffering that will be required for commercial or industrial development adjacent to the residential Buffalo Meadows Addition.

Megan then provided a summary of the planning considerations for the development plan application:

Planning Considerations:

1. Submit a detailed lighting plan per Section 40.35 detailing the types of lighting proposed for the building. Submit an exterior lighting plan per Section 40.35(4) showing the location and types of lighting for the building, along with manufacturer's specifications.
2. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
 - a. Nine (9) parking spaces are required. 14 are shown on the development plan with asphalt surfacing. This meets the intent of the regulations.
3. Submit a final drainage plan
4. Enter into an approved Site Plan Agreement upon approval of the Development Plan.
5. Obtain all required building permits for:
 - a. All site lighting
 - b. All on-premise signage.
6. Clarify and show the power 15' wide power easement on the site plan and clarify whether there is a holds infrastructure and the encroachment of the building in the easement.

Staff Recommendation:

Staff recommends approval of the Development Plan pending completion of all planning considerations and recommends the Planning Commission make a do-pass recommendation on the application to City Council.

Board Member Bryson had questions regarding the required paving area. There was general discussion centered around the requirements for paving the required parking area in industrial zoning districts. Megan stated that the commission will see upcoming amendments to the LDRs and she will be sure to include some clarifying language regarding parking surfacing at that time.

There was extensive discussion over the location of the 50' easement on the eastern portion of the property in relation to the existing building and proposed additions. Chairman Gudger state that he did not want to move the application forward without knowing more about the easement. Megan stated staff's recommendation is still approval, as the applicant and their agent will be required to provide information on the easement as part of completing the planning considerations prior to council review and approval. Chairman Gudger stated he feels the application should be tabled. There was general discussion by the commission on whether they wanted to review the development plan and easement information again before making a recommendation.

Chairman Gudger then asked if there was any other discussion. There was none. He then made a motion to table the Vinich Development Plan Application, pending additional information regarding the 50' wide easement. Vice-Chairman Volzke seconded the motion. All voted aye, motion carried.

Chairman Gudger introduced the final item on the agenda, the Vision Beyond Borders Development Plan and asked Megan to provide a staff report. Megan reminded the commission that the case had been tabled at the previous meeting and that the commission should entertain a motion to remove it from the table for consideration. Member Volzke motioned to remove the case from the table for review. Member Bryson seconded. All voted aye, motion carried.

Megan provided an overview of the case, 25.01 DEV, stating the case had been tabled at the previous meeting with a request from the commission that the applicant provide additional details and required items per the LDRs. The applicant is Patrick Klein with Vision Beyond Borders and the agent is Steve Granger with ECS Engineering.

Megan provided an overview of the development plan review process and the criteria for approval of a development plan. Vision Beyond Borders has applied to construct a new pole building for Vision Beyond Borders, located just off Yellowstone Highway, accessing via Radio Ave. She stated that the site encompasses .75-acres and is zoned C-1 (General Commercial).

Megan provided a summary of the outstanding items that were previously missing from the application that were now included, such as a detailed landscaping plan, exterior lighting plan and updated site plan. She stated that one outstanding issue remains. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface. The development plan shows the (6) parking spaces. The applicant has indicated on the development plan and in the application their intent to utilize gravel surfacing across the remainder of the site with plans to pave in the future. Megan stated that the commission should evaluate this request and include a recommendation to city council to allow the exception to the paving requirement or request a revision of the application showing fully paved surface at the time of construction and building occupation. She also provided a summary of the planning considerations.

Planning Considerations:

1. The previous application contained a conceptual exterior lighting plan. A more detailed exterior lighting plan has been provided with this submittal and appears to be in conformance with the LDRs.
 - a. No parking lot lighting is proposed
 - b. Exterior lighting will be limited to the building with shielded wall-packs. The applicant needs to specify which model of the Sling Series Slender Wallpack light will be utilized.
2. Section 40.40(4), a minimum of 10% of the site shall be landscaped. A conceptual landscaping plan was submitted with the previous application. An updated, detailed landscape plan has been submitted and appears to be in conformance with the LDRs.
3. Per Section 40.10(6) all required parking spaces and all driveways, entrances and exits from the parking area shall be paved with asphalt, concrete or similar permanent surface.
 - a. If the Planning Commission desires to allow an alternate surfacing type, either temporarily or permanently, the motion and recommendation to Council should include language to that effect.
 - b.

4. Enter into an approved Site Plan Agreement upon approval of the Development Plan.
5. A new address will be assigned after approval of the site plan.
6. Provide final, City Engineer approved design plans for:
 - a. Final grading plan
 - b. Final access/approach plans
 - c. Final utility service plans
7. Obtain all required building permits for:
 - a. All site lighting
 - b. All on premise signage.

Staff Recommendation:

Megan stated that staff recommends APPROVAL of the Development Plan with the requirement that all paving requirements of the LDRs be met prior to occupancy of the building as well as all other planning considerations.

Chairman Gudger then asked if there were any questions from the commission. Vice Chairman Volzke questioned the updated drainage plan, saying it shows a small storm water detention area next to the thrift store, and he wants to confirm that a final drainage plan and design will be forthcoming. Megan confirmed that a final drainage plan would be required as part of the approval. Board Member Bryson commented there still wasn't a shared access easement shown for the access aisle between the two lots.

Board Member Bryson next asked about the paving requirement. Megan stated that staff suggests the commission make a recommendation on the request to delay the required paving to city council if they feel differently than the staff recommendation. Mike Elston and Jana Beeson with Vision Beyond Borders came forward to address the delayed paving request and the concerns they have about having to pave the lot immediately. Mr. Elston stated the request is that they be allowed to pave the property in phases. He stated that VBB is a non-profit organization and trying to be fiscally conservative with their construction and operating funds.

There was general discussion about the paving requirements and what would be paved when. Chairman Gudger stated that he would be okay with granting a 5-year time period by which they would have to have all required paving complete. Vice Chair Volzke disagreed, stating that enforcement of conditions like this is difficult with staff changes and things being forgotten over a period of time. He stated that he believes VBB has good intentions, but this isn't something that can be easily tracked.

Chairman Gudger asked Kevin if there was a way to enforce this through the CSO. Kevin explained that the paving usually happens a lot quicker due to trucks driving over the gravel and pavement. Kevin did say that there is no way to track it. In order to protect the asphalt, they will want to pave it sooner. Chairman Gudger asked if we could add a clause in the application.

Megan provided some additional information, stating that paving was a requirement for all lots within the commercial zoning districts. As Kevin stated, tracking mud, gravel and dirt onto city streets is not the city's best interest, hence the requirement for paved parking lots. Megan stated that if the commission made a

recommendation to allow the delayed paving and the council approved it, it would become a condition in the recorded Development Plan agreement that the applicant will be required to enter into with the city.

Board Member Bryson also had comments regarding the landscaping plan, stating he would like to see the landscaping closer to Yellowstone Highway, be recognizing that the landscaping is required to be installed on the lot being developed.

There was general discussion about the lot lines and a shared access and utility easement shown on the plat. Board Member Bryson stated that the site plan shows vehicles on the access drive to the parking area will be crossing over the lot line a bit and he doesn't want to see any issues if there are ever two different owners of the parcels.

Shawn Gustafson, ECS Engineering approached the commission and stated that the easement shown on the plat is a shared access and general utility easement, with 10' on each side of the property line. Clarification was provided and Megan stated that the commission was worried about the access coming off Radio Rd and the east/west property line. There was general consensus from the commission that the applicants should record a separate shared access agreement for the two lots.

Chairman Gudger then asked if there were any other comments or questions from the commission. There were none. Chairman Gudger then made a motion to recommend approval of the development plan and recommend to city council to allow for a 5-year delay of paving the required parking area and only require paving of the areas highlighted in yellow on the exhibit drawn by the applicants at the time of building occupancy. His motion also included an additional planning consideration to require a shared access agreement along the east/west property line to ensure access to the new commercial building on Lot 3. Board Member Bryson seconded the motion. All voted aye, motion carried.

Chairman Gudger then opened the floor for public comment. Shawn Gustafson approached the commission and apologized for being late to the building. He stated that he was working on the final drainage plan for the Vinich Development Plan and that he would send it to Megan shortly. He also commented on the easement issue and stated he would provide information to staff on that as well.

With no other business, Chairman Gudger adjourned the meeting at 6:57pm.

John Gudger, Chairman

Attest: Sarah Osborn, City Clerk

Resolution No. 2025-10

**A RESOLUTION APPROVING THE FINAL PLAT FOR
LOTS 2A & 3A, SAGE ADDITION,
AN ADDITION TO THE CITY OF MILLS**

WHEREAS, the City of Mills is a municipal corporation under the laws of the State of Wyoming; and

WHEREAS, Lyle C. Vinich is the owner of Lots 2 & 3, Sage Addition, an addition to the City of Mills, Natrona County, Wyoming.

WHEREAS, said owner has petitioned the City of Mills to plat said property as Lots 2A & 3A, Sage Addition; and

WHEREAS, said plat was modified to satisfactorily address requests and requirements made by City Staff and Utility Providers; and

WHEREAS, said plat complies with City of Mills subdivision standards; and

WHEREAS, said plat complies with the minimum lot size and lot width requirements for the Light Industrial Zoning District; and

WHEREAS, the Planning & Zoning Commission met on February 6, 2025, and forwarded a “Do Pass upon completion of all planning considerations” recommendation for said plat to the City Council.

THEREFORE, BE IT RESOLVED, the Mills City Council considered the application and recommendations of staff and the Planning & Zoning Commission at a Council meeting held on 25 February 2025 and approved the Final Plat for Lots 2A & 3A, Sage Addition, an addition to the City of Mills, Wyoming.

1. All planning considerations shall be met.
2. Upon City Council approval, a “Final Plat” will be provided to the City of Mills for recordation with the Natrona County Clerk’s Office.

PASSED, APPROVED AND ADOPTED THIS 25TH Day of February, 2025.

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Cherie Butcher, Council

Tim Sutherland, Council

Brad Neumiller, Council

ATTEST:

Sarah Osborn, City Clerk