

**REGULAR CITY COUNCIL  
MEETING**

**January 11, 2022**

**7:00 PM**

**City Hall**



**CITY OF MILLS**  
EST. 1921

**Mayor:**  
Seth Coleman  
**Council President:**  
Darla Ives  
**Council Members:**  
James Hollander  
Sara McCarthy  
Brad Neumiller

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS**

1. 264 N 3rd Ave Dangerous Building: James Coleman
- [2.](#) Special Review Permit For Johnny Mayer to allow a multi-family dwelling in a developing residential zoning district
- [3.](#) Special Review Permit for Michael George to Allow Car Sales in a Developing Business (D-B) Zoning District on Lot 2, Block 1 of the Austin Addition

**CONSENT AGENDA**

**Minutes**

- [4.](#) Council Meeting Minutes 12-14-2021
- [5.](#) Special Meeting Minutes 12-21-2021

**Town Licenses**

- [6.](#) New and Renewal of Business and Contractor Licenses

**Financial Approvals**

- [7.](#) Fire Payroll Fire: 12-1-2021 to 12-12-2021
- [8.](#) Regular/Police Payroll: 12-6-2021 to 12-19-2021
- [9.](#) Regular/Police Payroll: 12-20-2021 to 1-2-2021
- [10.](#) Fire Payroll: 12-25-2021 to 1-5-2022
- [11.](#) Bill Breakdown 1-11-2022

**ORDINANCES AND RESOLUTIONS**

- 12. Ordinance 774: Second Reading:** AN ORDINANCE TO REZONE BLOCK 44, LOTS 4-12, BLOCK 45, LOTS 1-14, BLOCK 46, LOT 1 AND BLOCK 55, LOTS 3-7, CITY OF MILLS, FROM ESTABLISHED RESIDENTIAL (E-R) TO MIXED USE (MU)
- 13. Resolution 2022-1:** A Resolution Approving A Special Review Permit Required for Multi-Family Dwellings in a Developing Residential (D-R) Zoning District on Lot 27, Block 11, Mountain View Suburb Block 11, Lots 25,26 & 27
- 14. Resolution 2022-2:** A Resolution Approving a Special Review Permit to Allow Motor Vehicle Sales Within a Developing Business (D-B) Zoning District on Lot 1, Block 2 of the Austin Addition
- 15. Resolution 2022-3:** A Resolution for Approval of the Minor Boundary Adjustment Plat for Lot 21, Buffalo Meadows Addition and Tract 3, Buffalo Meadow Addition to the City of Mills, Adjusting the Shared Boundary Line Between said Lot 21 and Tract 3 to Create Two Newly Configured Parcels. That Shall Be Known as Lot 21 A, Buffalo Meadow Addition and Tract 3A, of the Buffalo Meadows Addition
- 16. Resolution 2022-4:** A Resolution to Support The Establishment of a Film Office Within The Visit Casper Organization to Facilitate The Production of Movies, Documentaries, Television Programs, Commercials and Other Visual Media Within Natrona County
- 17. Resolution 2022-5:** A Resolution Regarding Negotiations With the Natrona County Health Department
- 18. Resolution 2022-6:** A Resolution to Authorize the City of Mills to Participate in a Community Grant Program with Wyoming Community Gas to Apply for Funds

#### **COUNCIL APPROVALS**

- 19.** Council Approval of the Lessees Resolution for the Lease of Police Cars
- 20.** Council Approval of the December 2021 Treasurer Report

#### **OPEN DISCUSSION**

#### **EXECUTIVE SESSION**

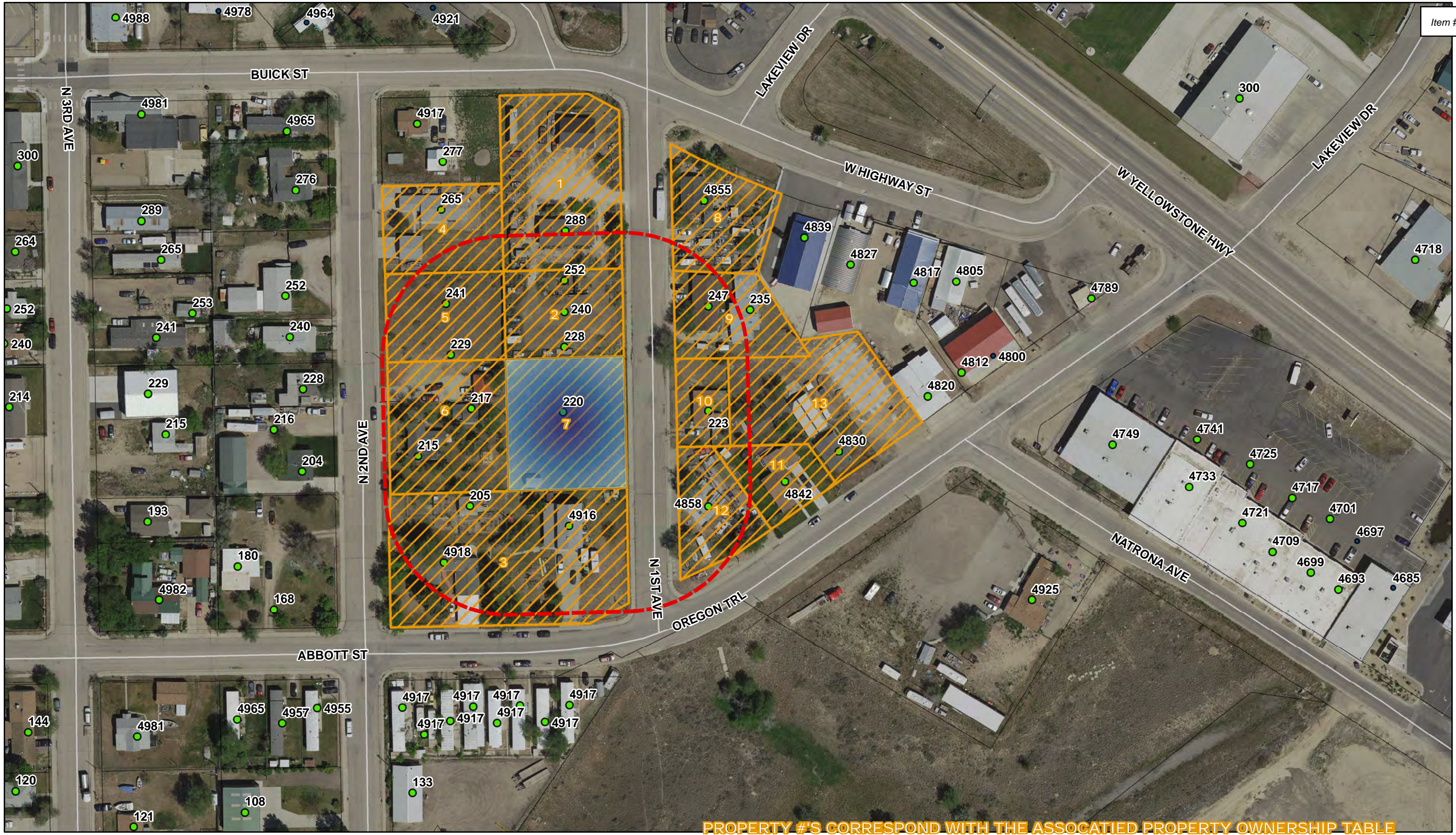
21. Legal Issue
22. Personnel Issue

#### **ADJOURNMENT**

**NEXT MEETING** - January 25th, 2022 @ 7:00pm/ February 8th, 2022 @ 7:00pm

**NEXT WORK SESSION** - January 25th, 2022 at 6:00pm/ February 7th, 2022 @ 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.

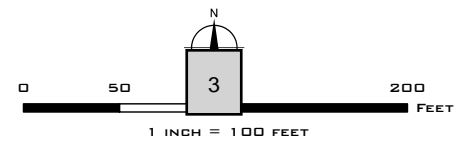






PROPERTY #'S CORRESPOND WITH THE ASSOCIATED PROPERTY OWNERSHIP TABLE

**220 N 1ST AVENUE-DUPLEX - SRP**  
**MILLS, WYOMING**

SOURCE(S): 2021 GIS DATA (NGRC/WLC); 2020 IMAGERY (SANBORN)  
 DATE: 2021.10.13; BY: SSR;

THIS DOCUMENT CONTAINS INFORMATION PREPARED BY OTHERS. WLC HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. WLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS, AND WLC CAN NOT AND DOES NOT WARRANT THEIR ACCURACY. ANY USER OF THIS INFORMATION AGREES TO WAIVE ALL CLAIMS AGAINST WLC ARISING FROM THE SERVICES PERFORMED BY WLC.



-  140' RADIUS
-  MAYER PROPERTY
-  OWNERS WITHIN 140'
-  PARCEL



## OWNERS WITHIN 140'

PROPERTY #	GEOCODE	OWNER	MAIL ADDRESS	CITY/ ST/ ZIP	LEGAL DESCRIPTION
1	33800131900100	HOLLANDER, JAMES M ET UX	BOX 1995	MILLS,WY 82644-	MOUNTAIN VIEW BLK 11 LOT 21-24 INCL
2	33800131900400	HOLLANDER, JAMES ET UX	BOX 1995	MILLS,WY 82644-	MOUNTAIN VIEW BLK 11 LOT 19-20
3	33800131900600	LUNDBLADE, ALBERT E ET UX	4918 ABBOTT ST	CASPER,WY 82604-	MOUNTAIN VIEW BLK 11 LOT 10-15 INCL
4	33800131900700	HOLLINGER, CHRISTOPHER W ET UX	277 N 2ND AVE	CASPER,WY 82604-	MOUNTAIN VIEW BLK 11 LOT 3-4
5	33800131900800	LORETTA M MATHISEN LIVING TRUST	BOX 591	MILLS,WY 82644-	MOUNTAIN VIEW (RPLT) B 11 L 5-9 & 16-18 Block 11 Lot 25
6	33800131900900	BAALHORN, WYATT O ET UX	1675 CHAMBERLAIN RD	CASPER,WY 82604-	MOUNTAIN VIEW (RPLT) B 11 L 5-9 & 16-18 Block 11 Lot 26
7	33800131901000	MAYER, JOHNNY P	222 W B ST APT 216B	CASPER,WY 82601-1845	MOUNTAIN VIEW (RPLT) B 11 L 5-9 & 16-18 Block 11 Lot 27
8	33800132000500	ROBINSON, JOHN A ET UX	3589 MEADOWLARK DR	CASPER,WY 82604-	MOUNTAIN VIEW BLK 12 LOT 1
9	33800132000600	WYATT, FONDA ET AL	235 N 1ST AV	CASPER,WY 82604-	MOUNTAIN VIEW BLK 12 LOT 2 ALL & 3 N 1/2
10	33800132000700	DOCKHAM, KODI L	223 N 1ST AVE	CASPER,WY 82604-2461	MOUNTAIN VIEW BLK 12 LOT 3 W 60 OF S 1/2 & 4 W 60
11	33800132001000	BASSETT, MICHAEL J	BOX 1494	EVANSVILLE,WY 82636-	MOUNTAIN VIEW BLK 12 LOT 6
12	33800132001100	LABOUNTA, DENISE M	4858 OREGON TRL	CASPER,WY 82604-	MOUNTAIN VIEW BLK 12 LOT 5
13	33800132001200	DENNIS, JOSEPH A	BOX 1911	MILLS,WY 82644-	MOUNTAIN VIEW BLK 12 LOT 16 (RPLT) Block 12 Lot 16

Item # 2.

FILE NO: SRP 2021- \_\_\_\_

**AFFIDAVIT OF MAILING**

I, Johnny Mayer, being duly sworn, dispatched through the United States Mail, a Notice of Public Hearing, a true and correct copy of which is enclosed herewith; that said Notice was addressed to all parties of record individually listed on the mailing list enclosed herewith; and, that said notices were mailed by me on the 30 day of NOV, 2021 through USPS First Class Mail.

I hereby attest that I mailed said notices in the manner herein described and that all of the statements made herein are just and true. Dated this 30 of NOV, 2021.

Johnny Mayer

STATE OF WYOMING )  
 )ss.  
COUNTY OF PARK )

The foregoing instrument was acknowledged before me by Johnny Mayer this 30<sup>th</sup> day of November, 2021.

Witness my hand and official seal.

Kristi Stewart  
Notary Public

My commission expires March 23, 2023





SPECIAL REVIEW PERMIT

Item # 2.

STAFF USE	
File #:	_____
Invoice:	_____
Date Received:	_____

Applicant's Name: JOHNNY MAYER

Applicant's Mailing Address: 222 W. B St. Apt - 216-B City: Casper State: WY Zip: 82601

Phone: \_\_\_\_\_ Cell: 307-333-3622 Email: mayer.johnny@live.com

Project Address: 220 N. 1<sup>st</sup> AVE Mills, WY

Property Owner's Name: JOHNNY MAYER Phone/Cell: 307-333-3622

Property Owner's Mailing Address: 222 W. B STREET Apt 216-B City: Casper State: WY Zip: 82601

Zoning District of Subject Property : D. R

Special Review Category: Multi Family Dwelling

Brief Description of Proposal: Build a ONE LEVEL duplex 2-Bedroom

Signature of Property Owner: Johnny Mayer 11-20-21

*Signature* Date

Application Procedures:

Applicants are highly encouraged to arrange a pre-submittal meeting with staff to review the application requirements and notification procedures. Improper notices or procedures will often result in processing delays and additional fees. At the time of application, submit the application fee of \$250.00 and provide a paper copy and one electronic PDF copy of the following materials:

- NARRATIVE: A letter to the Town Council and/or other supplemental materials such as photos, describing the project. It is also recommended that your address the standards for approval of special review uses, as found in Section 17.08.030 of the Mills Zoning Code (attached).
- PLOT PLAN: A drawing/map showing the applicable details of the proposal (i.e. location of buildings and structures, parking areas, means of vehicular access, signs, landscaping, fencing, screening, easements, utilities, dimensions and pedestrian areas).

After submittal of the application, you must perform the following actions by the deadlines noted. Staff can assist in generating the mailing list and notices.

- SEND LETTERS TO NEIGHBORING PROPERTY OWNERS: Complete the attached notice template (confirm hearing date with Town planner) and send it with any supplemental information to all property owners within 140 feet of subject property, via U.S. first-class mail, approximately 14 days before the hearing (10 days minimum). The mailing list can be generated through the Natrona Regional Geospatial Cooperative Website at <https://geosmart.casperwy.gov>.
- COMPLETE THE AFFIDAVIT OF MAILING: The person that mails the notices to neighbors must complete the attached affidavit and attach a copy of what was mailed.

After Approval:

- Recording Permit: If the Town Council approves the Special Review permit, a Resolution approving the Special Review Permit will be recorded at the Natrona County Clerk's Office within 15 days after approval.

CITY OF MILLS  
PO BOX 789  
704 FOURTH STREET  
MILLS WY 82644

307-234-6679

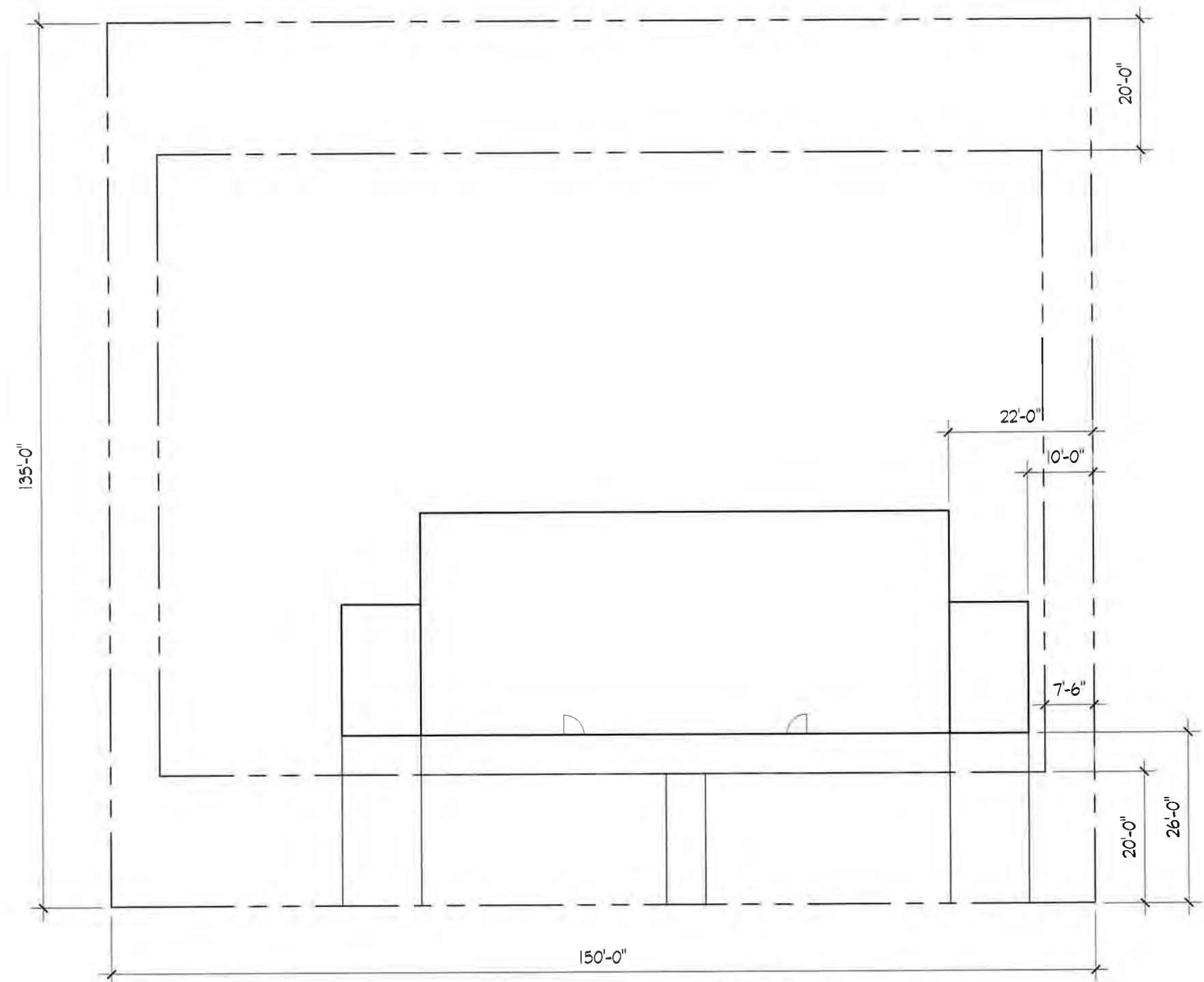
Dec 1, 2021

Receipt No: 1.033328

JOHNNY MAYER

Previous Balance:	.00
Planning	
Site Plan Review	250.00
10-32-200	
Building Permits Income	
Total:	250.00
Cash - Jonah Operating	250.00
Payor:	
JOHNNY MAYER	
Total Applied:	250.00
Change Tendered:	.00

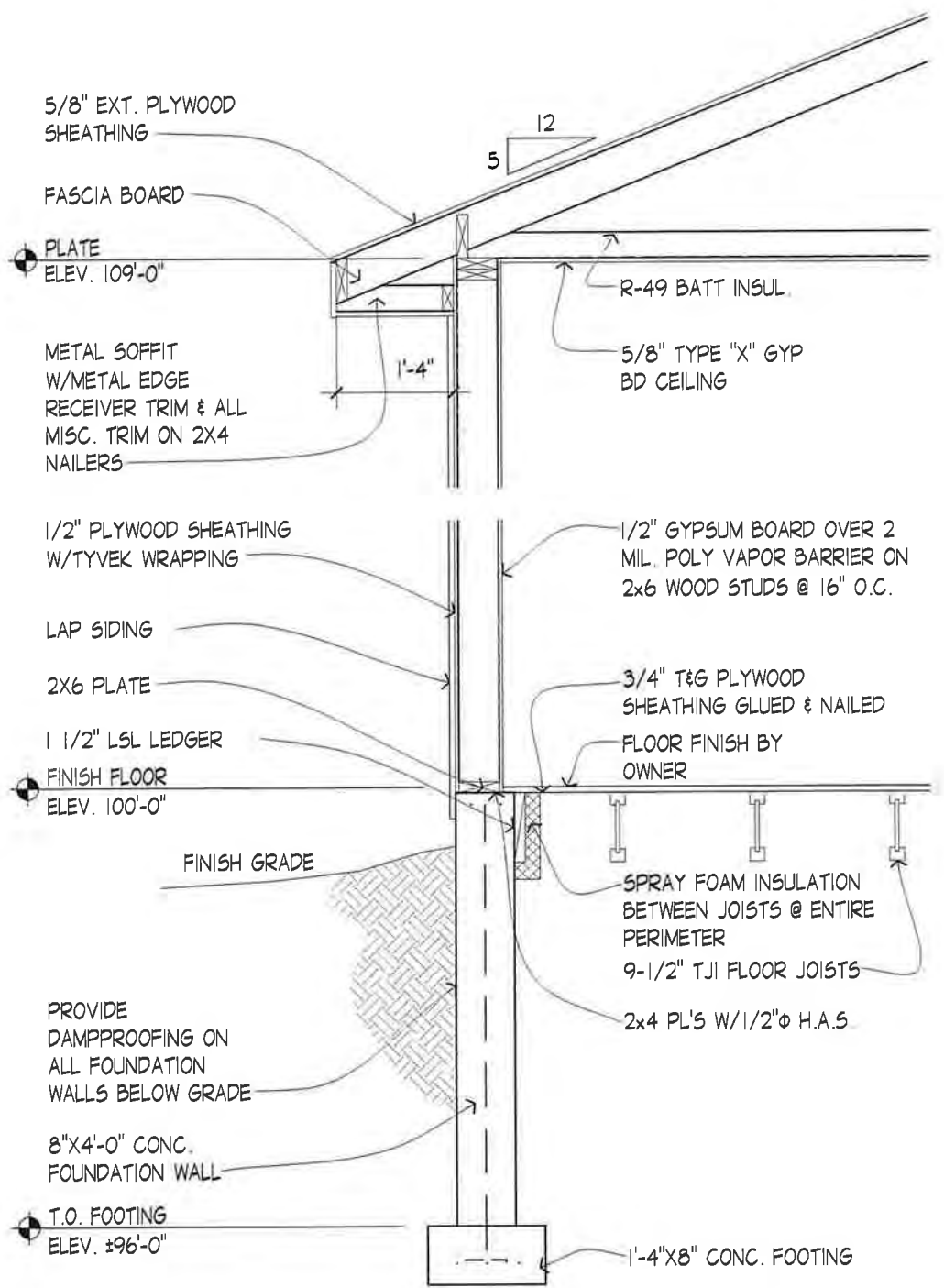
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11/30/2021 2:27 PM



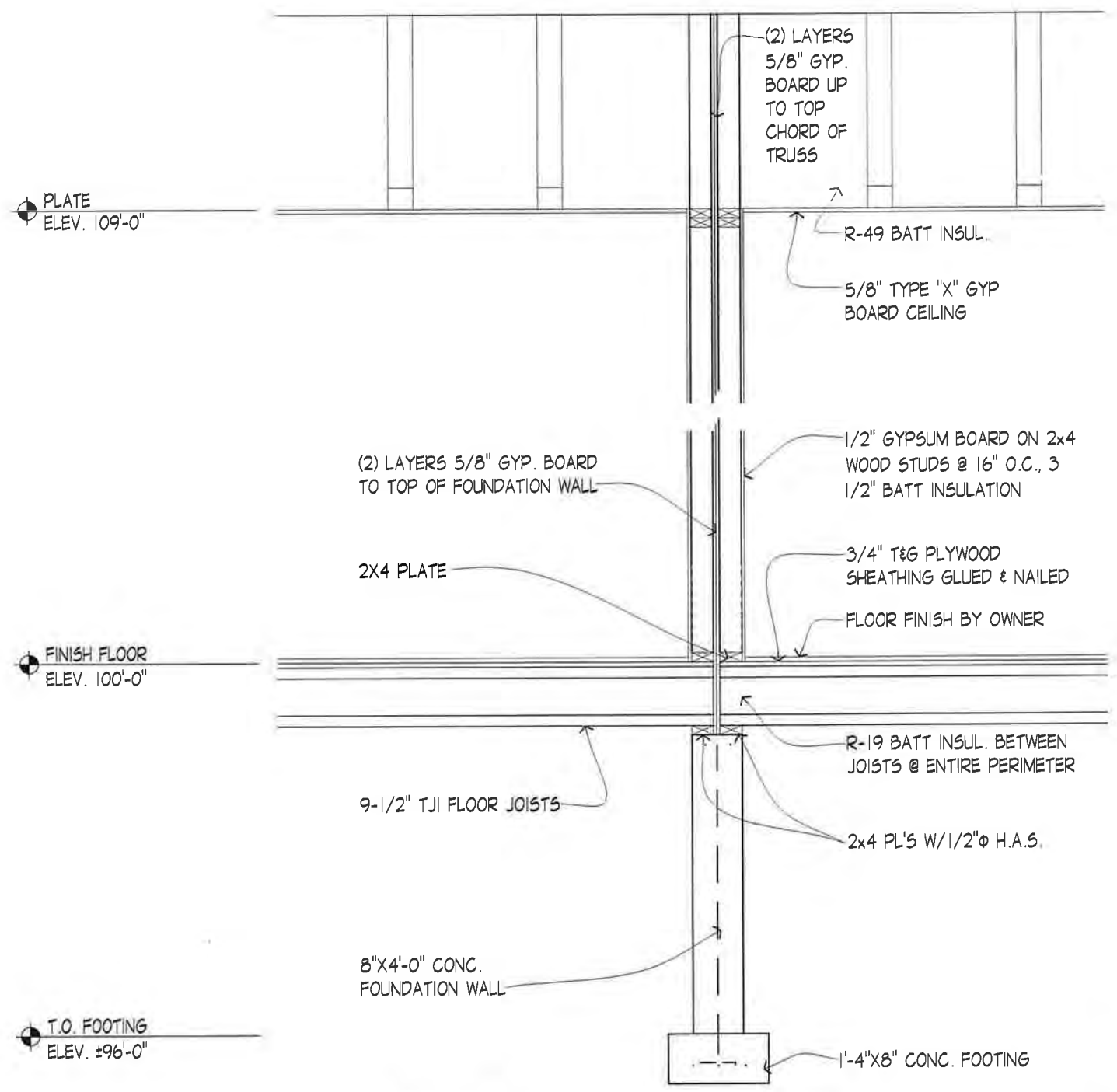
**1** PLAT PLAN  
1" = 20'-0"

HOUSE FOR: <b>JOHN MAYER</b>		
PLAT PLAN		
BLOCK #		
LOT #		
ADDRESS #		
DRAWN BY: SA	DATE: 10/29/2021	A-1



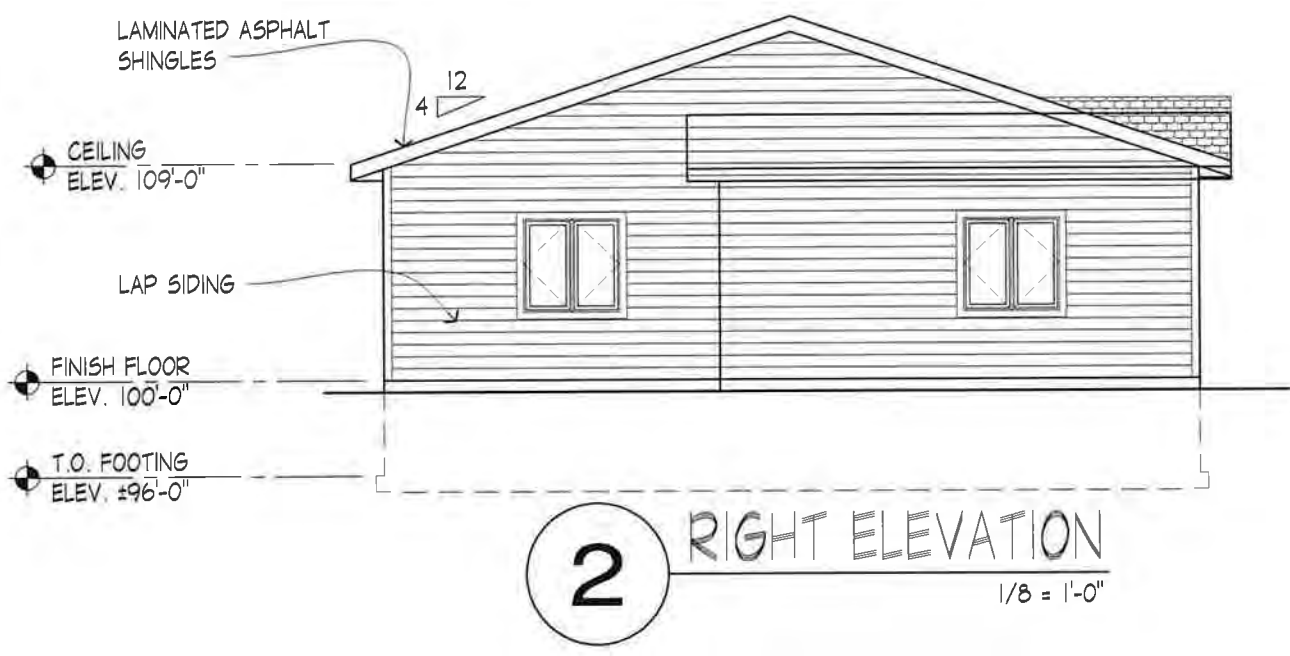


**1** TYPICAL WALL SECTION  
 1/2" = 1'-0"

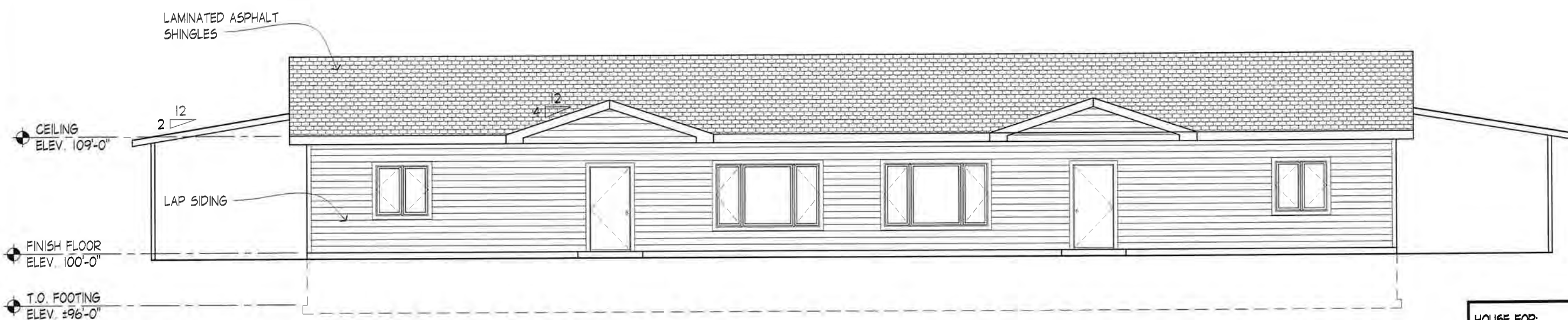


**2** SECTION @ COMMON WALL  
 1/2" = 1'-0"

HOUSE FOR: <b>JOHN MAYER</b>		
SECTIONS		
BLOCK #		
LOT #		
ADDRESS #		
DRAWN BY: SA	DATE: 10/29/2021	A-5



**2** RIGHT ELEVATION  
1/8" = 1'-0"



**1** FRONT ELEVATION  
1/8" = 1'-0"

HOUSE FOR: <b>JOHN MAYER</b>		
ELEVATIONS		
BLOCK #		
LOT #		
ADDRESS #		
DRAWN BY: SA	DATE: 10/29/2021	A-3



**3** REAR ELEVATION  
 1/8" = 1'-0"

HOUSE FOR: <b>JOHN MAYER</b>		
ELEVATIONS		
BLOCK #		
LOT #		
ADDRESS #		
DRAWN BY: SA	DATE: 10/29/2021	A-4

Notice to Owners of Neighboring Properties:

Please return this letter by Jan - 1<sup>st</sup> to:

Date: 30-NOV - 2021

Mills Town Planner  
P.O. Box 789  
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

**THE TOWN OF MILLS HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL REVIEW PERMIT. YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Johnny Mayer

Address or Location/Legal Description: 220 N 1<sup>st</sup> AVE Mills, WY 82644

Description of Request: Build a duplex - 2-Bdrm, 1-LEVEL

**This request will be considered by Town of Mills Town Council at their regularly scheduled meeting on Tuesday, January - 11 - 2022, at a meeting starting at 7:00 p.m. in the Town Hall Council Chambers, at 704 Fourth St.**

**Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is Becky Lundblade and I am familiar with the proposal by Johnny Mayer  
(Printed name) (Applicant name)

for the special review permit request described above.

I have NO OBJECTION to the Special Review Permit.

Name: Becky Lundblade

Address: 4918 W. Abbott St

Comments: \_\_\_\_\_

\*\*\*\*\*

I OBJECT to the Special Exemption Request:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Reason for Objection: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you would like to receive a copy of the Council agenda materials for this request, please provide your email address: E-mail address: jojo.lundblade@gmail.com

Notice to Owners of Neighboring Properties:

Please return this letter by Jan - 1<sup>st</sup> to:

Date: 30-NOV - 2021

Mills Town Planner  
P.O. Box 789  
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

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YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Johnny Mayer

Address or Location/Legal Description: 220 N 1<sup>st</sup> AVE Mills, WY 82644

Description of Request: Build a duplex - 2-Bdrm, 1-Level

This request will be considered by Town of Mills Town Council at their regularly scheduled meeting on Tuesday, January - 11 - 2022, at a meeting starting at 7:00 p.m. in the Town Hall Council Chambers, at 704 Fourth St.

**Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is Joseph A. Dennis Jr. and I am familiar with the proposal by Johnny Mayer  
(Printed name) (Applicant name)

for the special review permit request described above.

I have NO OBJECTION to the Special Review Permit.

Name: Joseph A. Dennis Jr

Address: 4830 N. Oregon Trail

Comments: \_\_\_\_\_

\*\*\*\*\*

I OBJECT to the Special Exemption Request:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Reason for Objection: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

If you would like to receive a copy of the Council agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_

Notice to Owners of Neighboring Properties:

Please return this letter by Jan - 1<sup>st</sup> to:

Date: 30-NOV - 2021

Mills Town Planner  
P.O. Box 789  
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

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YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Johnny Mayer

Address or Location/Legal Description: 220 N 1<sup>st</sup> AVE Mills, WY 82644

Description of Request: Build a duplex - 2-Bdrm, 1-Level

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Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is Mari Mayer and I am familiar with the proposal by Johnny Mayer  
(Printed name) (Applicant name)

for the special review permit request described above.

I have NO OBJECTION to the Special Review Permit.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Comments: \_\_\_\_\_

I OBJECT to the Special Exemption Request

Name: John e. Mann Robinson

Address: 4855 W Highway St. 82604

Reason for Objection: The lighting from the residence will shine light into my home. There will be added traffic & noise. This is an established neighborhood with all being homeowners except for one rental.

If you would like to receive a copy of the Council agenda materials for this request, please provide your email address: E-mail address: marirob47@gmail.com

Notice to Owners of Neighboring Properties:

Please return this letter by Jan - 1<sup>st</sup> to:

Date: 30-NOV - 2021

Mills Town Planner  
P.O. Box 789  
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

**THE TOWN OF MILLS HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL REVIEW PERMIT. YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Johnny Mayer

Address or Location/Legal Description: 220 N 1<sup>st</sup> AVE Mills, WY 82644

Description of Request: Build a duplex - 2-Bdrm, 1-Level

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**Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is James Hollander and I am familiar with the proposal by Mr Mayer  
(Printed name) (Applicant name)

for the special review permit request described above.

   I have NO OBJECTION to the Special Review Permit.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Comments: \_\_\_\_\_

\*\*\*\*\*

X I OBJECT to the Special Exemption Request:

Name: James Hollander

Address: 300 - 240 N 1<sup>st</sup> AVE

Reason for Objection: Noise + Light Pollution, Traffic Congestion

One Family Dwelling will work, Not Duplex

If you would like to receive a copy of the Council agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_

11/30/2021

## TOWN COUNCIL

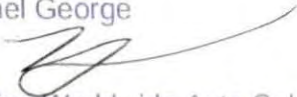
704 FOURTH ST.  
DEAR MILLS, WY 82604

Dear Town Council,

I am writing you this letter to explain my intentions of starting a place of business in Mills. I want to start an Automobile dealership. The address for this dealership would be 387 South 6th Street. The property has a large shop and a fair size lot facing Poison Spider Rd. My intentions in acquiring my dealers license is to purchase cars at the auctions and sell them mainly online and to other dealers. I would be utilizing the property as a place to clean and do required maintenance, repairs and reconditioning to the vehicles. If I were to have some vehicles parked at the location for sale it would be no more than a dozen. I am required by the State of Wyoming to have an actual building with parking available for 5 cars. The property has adequate room for that. I would have a sign on the property disclosing the business with a contact number. I plan on being open by appointment only. I have been in the Automobile business over 20 years and I have relationships with an abundance of dealers and I plan on selling mainly to them. I am asking for your approval to start a small Automobile Dealership at the above referenced commercial property. I would like to thank you in advance for your time and consideration. If you have any questions please feel free to contact me

Sincerely,

Michael George



Prestige Worldwide Auto Sales





**SPECIAL REVIEW PERMIT**


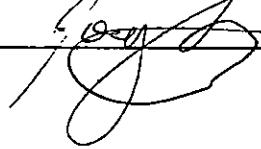
Item # 3.

STAFF USE	
File #:	_____
Invoice:	_____
Date Received:	_____

Applicant's Name: Michael Paul George DBA Prestige Worldwide Auto Sales  
 Applicant's Mailing Address: 4511 Shasta Dr City: Casper State: WY Zip: 82604  
 Phone: 307-333-2535 Cell: 307-277-0305 Email: prestige.worldwideauto@yahoo  
 Project Address: 387 S. 6th St Mills, WY  
 Property Owner's Name: Joey Harvey Phone/Cell: 307-660-5639  
 Property Owner's Mailing Address: 1931 Bonnie Brae City: Casper State: WY Zip: 82601  
 Zoning District of Subject Property : \_\_\_\_\_

Special Review Category: \_\_\_\_\_

Brief Description of Proposal: Requesting permission to utilize commercial property at 387 S. 6th Mills WY 82604 for a small Automobile Dealership. Utilizing building for reconditioning vehicles & a few cars on display.

Signature of Property Owner:   11-30-2021  
 Signature Date

**Application Procedures:**

Applicants are highly encouraged to arrange a pre-submittal meeting with staff to review the application requirements and notification procedures. Improper notices or procedures will often result in processing delays and additional fees. At the time of application, submit the application fee of \$250.00 and provide a paper copy and one electronic PDF copy of the following materials:

- NARRATIVE: A letter to the Town Council and/or other supplemental materials such as photos, describing the project. It is also recommended that your address the standards for a approval of special review uses, as found in Section 17.08.030 of the Mills Zoning Code (attached).
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- COMPLETE THE AFFIDAVIT OF MAILING: The person that mails the notices to neighbors must complete the attached affidavit and attach a copy of what was mailed.

**After Approval:**

- Recording Permit: If the Town Council approves the Special Review permit, a Resolution approving the Special Review Permit will be recorded at the Natrona County Clerk's Office within 15 days after approval.

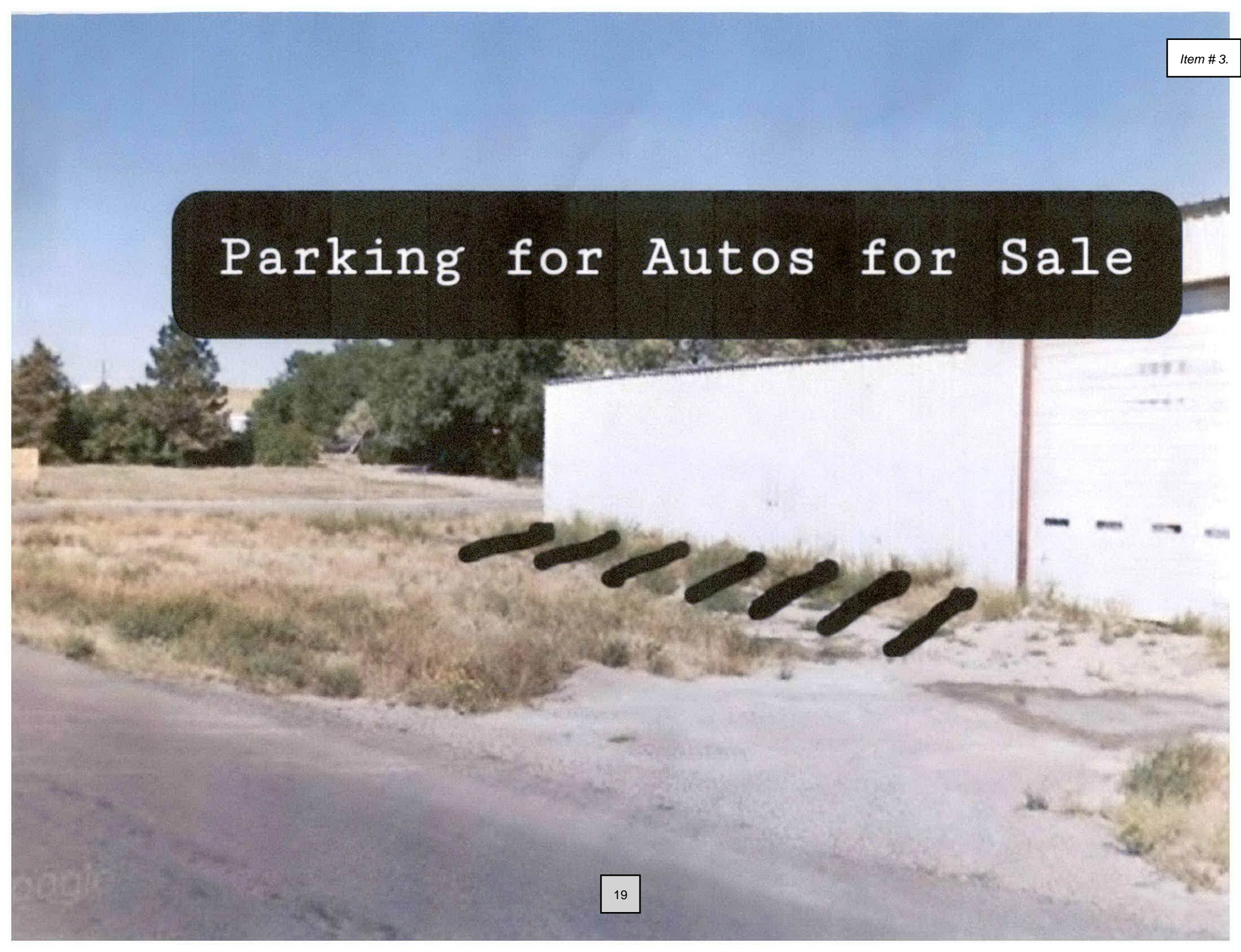
CITY OF MILLS  
PO BOX 789  
704 FOURTH STREET  
MILLS WY 82644  
307-234-6679  
Receipt No: 1.033331 Dec 1, 2021

MICHAEL PAUL GEORGE

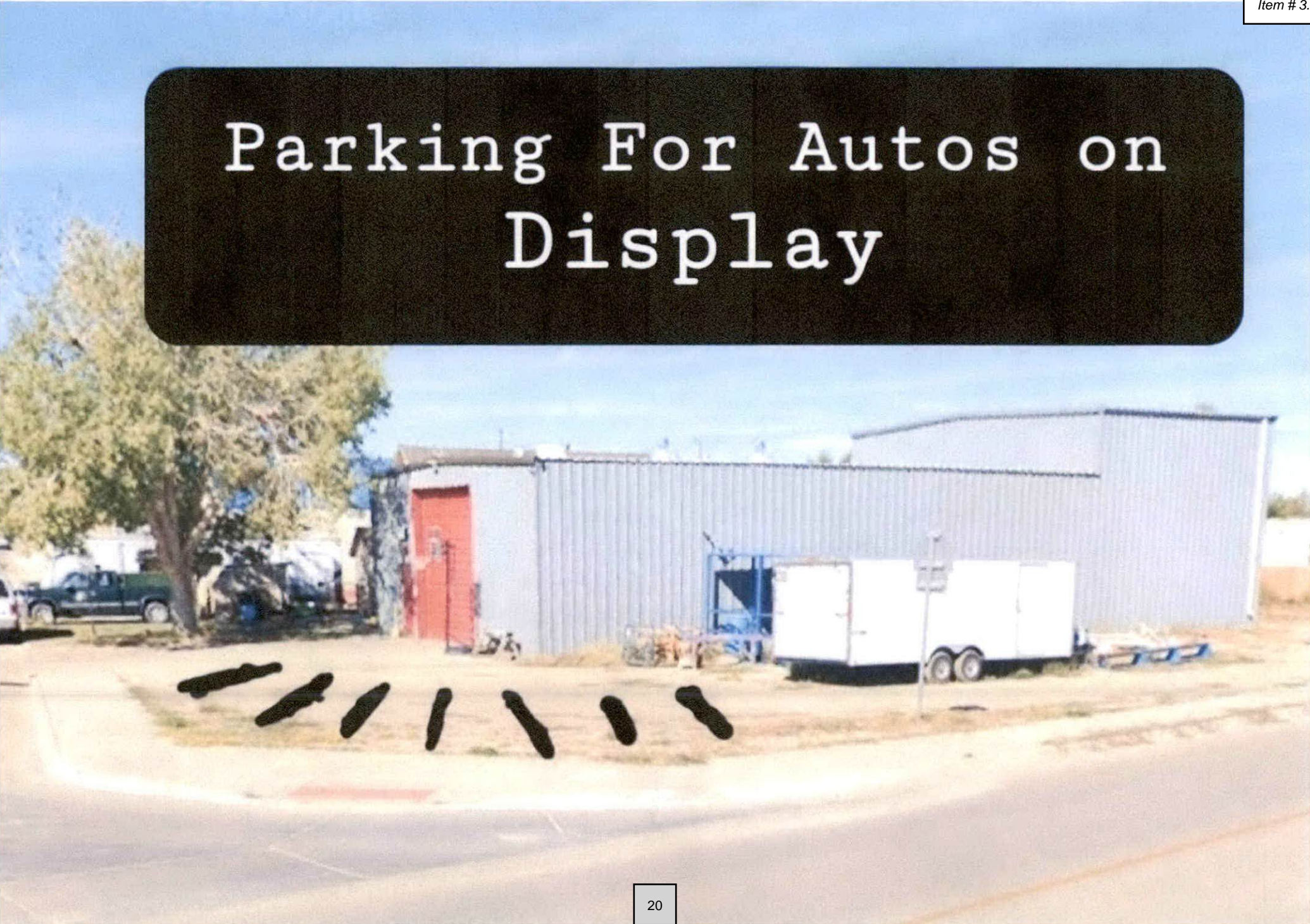
Previous Balance:	.00
Planning	
Site Plan Review	250.00
10-32-200	
Building Permits Income	
Total:	250.00
Cash - Jonah Operating	250.00
Payor:	
MICHAEL PAUL GEORGE	
Total Applied:	250.00
Change Tendered:	.00

Duplicate Copy  
11/30/2021 4:36 PM

# Parking for Autos for Sale



# Parking For Autos on Display





PROPERTY OWNERS WITHIN 140'					
PROPERTY #	GEOCODE	OWN1	MAILING ADDRESS	CITY/ ST/ ZIP	LEGAL
1	33801220800700	MAGRUM, BRUCE	BOX 883	MILLS,WY 82644-	FIRST MTN VIEW BLK 31 LOT 13
2	33801220800800	HOLLENBECK, DAVID W	2720 POLY DR	BILLINGS,MT 59102-	FIRST MTN VIEW BLK 31 LOT 12
3	33801220800900	AUSTIN, SHIRLEY J ET AL	384 S 6TH AVE	CASPER,WY 82604-	FIRST MTN VIEW BLK 31 LOT 10- 11
4	33801220801000	AUSTIN, SHIRLEY J ET AL	384 S 6TH AVE	CASPER,WY 82604-	AUSTIN BLK 1 LOT 1 COMMERCIAL
5	33801220900700	SANFORD, RONALD L ET AL	BOX 1165	MILLS,WY 82644-	FIRST MTN VIEW BLK 32 LOT 15
6	33801220900800	COOK, NANCY J ET AL	BOX 325	MILLS,WY 82644-	FIRST MTN VIEW BLK 32 LOT 14
7	33801220900900	HARVEY, JOEY	1931 BONNIE BRAE ST	CASPER,WY 82601-	AUSTIN BLK 1 LOT 2
8	33801220901000	HARVEY, JOEY	1931 BONNIE BRAE ST	CASPER,WY 82601-	FIRST MTN VIEW BLK 32 LOT 12
9	33801220901100	BULLINGTON, GEORGE R ET UX	323 S 6TH AVE	CASPER,WY 82604-	FIRST MTN VIEW BLK 32 LOT 11
10	33801220901800	H K PROPERTIES LLC	3100 SARATOGA RD	CASPER,WY 82604-4805	FIRST MTN VIEW BLK 32 LOT 13
11	33801220901900	BULLINGTON, GEORGE R ET UX	323 S 6TH AVE	MILLS,WY 82604-	FIRST MOUNTAIN VIEW EXTENSION BLK 32 LOT 9-10
12	33801221000600	B & R HYTREK PROPERTIES LLC	707 DEER HOLLOW RD	TOOELE,UT 84074-	FIRST MTN VIEW BLK 35 LOT 10- 12 INCL, 15-16 PT N & W OF COUNTY RD & 17-18 ALL
13	33801222400300	AUSTIN, SHIRLEY J ET AL	384 S 6TH AVE	CASPER,WY 82604-	AUSTIN #2 BLK 2 LOT 3
14	33801222500100	AUSTIN, SHIRLEY J ET AL	384 S 6TH AVE	CASPER,WY 82604-	AUSTIN BLK 2 LOT 1

Notice to Owners of Neighboring Properties:

Please return this letter by 1-1-2022 to:

Date: 12/14/21

Mills Town Planner  
P.O. Box 789  
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

**THE TOWN OF MILLS HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL REVIEW PERMIT.  
YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Michael George DBA Prestige Worldwide Auto Sales

Address or Location/Legal Description: 387 S. 6th Mills WY 82604

Description of Request: Requesting permission to utilize property to conduct business of selling cars. Mainly internet sales the property will have no more than 12 cars on it at the most. Showing vehicles by Appt only.

This request will be considered by Town of Mills Town Council at their regularly scheduled meeting on Tuesday, 1-11-2022, at a meeting starting at 7:00 p.m. in the Town Hall Council Chambers, at 704 Fourth St.

**Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is David Hollenbeck and I am familiar with the proposal by Michael George  
(Printed name) (Applicant name)

for the special review permit request described above.

I have NO OBJECTION to the Special Review Permit.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Comments: \_\_\_\_\_

\*\*\*\*\*

I OBJECT to the Special Exemption Request:

Name: DAVID HOLLENBECK

Address: 2720 POLY DR BILLINGS, MT 59102 (370 S 6TH AVE)

Reason for Objection: \_\_\_\_\_

OWNER IS CURRENTLY NOT RESPECTFUL W/ NEIGHBORS W/ RESPECT TO LATE NIGHT NOISE.

If you would like to receive a copy of the Council agenda materials for this request, please provide your email address: E-mail address: LOOKNOTT@SMALL.COM

Notice to Owners of Neighboring Properties:

Please return this letter by 1-1-2022 to:

Date: 12-13-21

Mills Town Planner  
P.O. Box 789  
Mills, WY 82644

RE: **REQUEST FOR SPECIAL REVIEW PERMIT**

**THE TOWN OF MILLS HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL REVIEW PERMIT. YOUR COMMENTS WOULD BE APPRECIATED.**

Applicant Name(s): Michael George DBA Prestige Worldwide Auto Sales

Address or Location/Legal Description: 387 S. 6th Mills WY 82604

Description of Request: Requesting permission to utilize property to conduct business of selling cars. Mainly internet sales the property will have no more than 12 cars on it at the most. Showing vehicles by apt only.

This request will be considered by Town of Mills Town Council at their regularly scheduled meeting on Tuesday, 1-11-2022, at a meeting starting at 7:00 p.m. in the Town Hall Council Chambers, at 704 Fourth St.

**Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Council Members:

My name is George Bullington and I am familiar with the proposal by Michael George  
(Printed name) (Applicant name)

for the special review permit request described above.

I have **NO OBJECTION** to the Special Review Permit.

Name: George Bullington

Address: 323 South 6th Avenue Casper-Mills WY 82604

Comments: \_\_\_\_\_

\*\*\*\*\*

I **OBJECT** to the Special Exemption Request:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Reason for Objection: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you would like to receive a copy of the Council agenda materials for this request, please provide your

email address: E-mail address: gbullington.55@gmail.com



**REGULAR CITY COUNCIL  
MEETING  
December 14, 2021  
7:00 PM  
City Hall**



**CITY OF MILLS**  
EST. 1921

**Mayor:**  
Seth Coleman  
**Council President:**  
Darla Ives  
**Council Members:**  
James Hollander  
Sara McCarthy  
Brad Neumiller

**MINUTES**

**CALL TO ORDER**

Mayor opened the meeting at 7:00pm.

**ROLL CALL**

**PRESENT**

Mayor Seth Coleman  
Council President Darla Ives  
Council Member Jim Hollander  
Council Member Sara McCarthy  
Council Member Brad Neumiller

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

**Minutes**

1. **Council Meeting Minutes 12-2-2021**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

2. **Executive Session Meeting Minutes for a Legal Issue**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**City Licenses**

3. **New and Renewal of Business and Contractor Licenses 12-14-2021**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**Financial Approvals**

4. **Fire Payroll: 11-19-2021 to 11-30-2021**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

5. **Regular/Police Payroll**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

6. **Financial Breakdown 12-14-2021**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**ORDINANCES AND RESOLUTIONS**

7. **Ordinance 773: THIRD AND FINAL READING: AN ORDINANCE REPEALING THE EXISTING TITLE 5 OF THE MILLS MUNICIPAL CODE DEALING WITH BUSINESS LICENSES AND REGULATIONS AND REPLACING IT, IN ITS ENTIRETY, WITH A NEW TITLE 5 DEALING WITH BUSINESS LICENSES AND REGULATIONS**

Mayor asked for a motion to table Title 5 for further review.

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**COUNCIL APPROVALS**

None

**OPEN DISCUSSION**

None

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor asked for a motion to adjourn the meeting at 7:03pm.

, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy,  
Council Member Neumiller

**NEXT MEETING** - Special Meeting 12-21-2021 @ 9am/ January 11th, 2022 @ 7:00pm/ January 25th, 2022 @ 7:00pm

**NEXT WORK SESSION** - January 10th, 2022 @ 9:00am/ January 11th, 2022 @ 6:00pm/ January 25th, 2022 @ 6:00pm

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, Seth Coleman

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City Clerk, Christine Trumbull

**SPECIAL COUNCIL  
MEETING  
December 21, 2021  
9:00 AM  
City Hall**



**CITY OF MILLS**  
EST. 1921

**Mayor:**  
Seth Coleman  
**Council President:**  
Darla Ives  
**Council Members:**  
James Hollander  
Sara McCarthy  
Brad Neumiller

**MINUTES**

**CALL TO ORDER:**

Mayor opened the Special Meeting at 9:00qm.

**ROLL CALL:**

**PRESENT**

Mayor Seth Coleman  
Council President Darla Ives  
Council Member Jim Hollander  
Council Member Sara McCarthy  
Council Member Brad Neumiller

**PLEDGE OF ALLEGIANCE:**

**PUBLIC HEARING: Rezone from Established Residential to Mixed Use**

Mayor closed the Special Council Meeting at 9:09am.

Mayor opened the Public Hearing at 9:09am.

Mayor Coleman now declared the Public Hearing opened for considering a rezone from established residential to mixed use. The hearing will be conducted in accordance with state statues and has been set and advertised in accordance with the statutes. I would ask those individuals who wish to address the council on this issue to approach the lectern, state your name, and address for the record. Do we have a report on this item? The City Planner spoke up and stated that the P & Z has a split decision. Two for and Two against. Some were concerned with the lots and how they would be used. Did not like the idea of mixed use and some lots being non-conforming. Is there anyone in the audience who wishes to speak in favor of this item? Mayor asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there is anyone in the audience who wishes to speak in favor of this item. No one spoke. Mayor Coleman asked if there was anyone in the audience who wishes to speak in opposition to this item. Mayor asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. For a third and final time is there anyone in the audience who wishes to speak in opposition to this item. Mayor Coleman mentioned that after all have spoken and there being no others to speak for or against this item, I now declare the public hearing closed at 9:10am

Mayor opened the Council Meeting at 9:10am

**ORDINANCES AND RESOLUTIONS:**

**Ordinance 774: First Reading: An Ordinance to Rezone Block 44, Lots 4-12, Block 45, Lots 1-14, Block 46, Lot 1 and Block 55, Lots 3-7, City of Mills, from Established Residential (E-r) to Mixed Use (MU)**

Motion made by Council President Ives, Seconded by Council Member McCarthy.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**ADJOURNMENT:**

Mayor asked for a motion to adjourn at 9:10am.

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

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, Seth Coleman

\_\_\_\_\_  
City Clerk, Christine Trumbull

# Council Meeting January 11, 2022

Item # 6.

## NEW BUSINESS LICENSES

<b>BUSINESS NAME</b>	<b>FIRE INSPECTION</b>	<b>INSURANCE</b>
CHERRIES	YES	YES
PROJECT KENNY	YES	YES
THE DOG SPOT LLC	YES	YES

## RENEWAL BUSINESS LICENSES

	<b>BUSINESS NAME</b>	<b>FIRE INSPECTION</b>	<b>INSURANCE</b>
1	ADVANCED TECH INDUSTRIAL INSULATING	YES	YES
2	BLUE ICE CONTRACTING LLC	YES	YES
3	CARE MOBILE HOME SERVICE LLC	YES	YES
4	GRANT PRODUCTION TESTING INC	YES	YES
5	PRAIRIEWIND DECOYS	YES	NO
6	SWI LLC	NO	YES
7	SOFT DR INC	NO	NO
8	WESTERN CREATIONS TAXIDERMY	YES	YES
9	HARKINS PROPERTIES	N/A	N/A
10	RIGHTWAY REAL ESTATE LLC	YES	NO
11	PORTERS MOUNTAIN VIEW SUPPLY	N/A	YES
12			
13			
14			
15			
16			
17			
18			
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27			

# Council Meeting January 11, 2022

Item # 6.

## NEW CONTRACTOR LICENSES

<b>BUSINESS NAME</b>	<b>CONTRACTOR ID</b>	<b>INSURANCE</b>	<b>FIRE</b>
SKYLINE CONSTRUCTION LLC	YES	NO	NO

## RENEWAL CONTRACTOR LICENSES

	<b>BUSINESS NAME</b>	<b>CONTRACTOR ID</b>	<b>INSURANCE</b>	<b>FIRE</b>
7	DAVE'S ROOFING	YES	YES	N/A
8	AMERICAN HEATING & AIR CONDITIONING	NO	NO	N/A
9	BLU SKY BUILDERS	NO	YES	N/A
10				
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22				
23				



# CITY OF MILLS

EST. 1921

## PAYROLL

Meeting Date: January 11<sup>th</sup>, 2022

Payroll Type: Fire Payroll

Date Range: 12-1-2021 to 12-12-2021

NET..... \$8930.84

DEDUCTIONS.....\$2359.91

Federal Taxes.....\$818.00

Medicare..... \$163.72

Retirement ..... \$1213.19

Union Dues..... \$165.00

Supplemental Insurance.....\$0

Insurance.....\$0

TOTAL PAYROLL.....\$11,290.75

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City Clerk, Christine Trumbull

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Mayor, Seth Coleman





# CITY OF MILLS

EST. 1921

## PAYROLL

Meeting Date: January 11th, 2022

Payroll Type: Regular/Police Payroll

Date Range: 12-6-2021 to 12-19-2021

NET..... \$85,897.94

DEDUCTIONS.....\$35,733.88

Federal Taxes.....\$10,160.00

Medicare.....\$1711.52

Retirement ..... \$10,328.10

Social Security.....\$7318.19

Supplemental Retirement..... \$1000.00

Supplemental Insurance.....\$544.25

Child Support..... \$600.00

Insurance.....\$4671.82

TOTAL PAYROLL.....\$121,631.82

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City Clerk, Christine Trumbull

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Mayor, Seth Coleman



# CITY OF MILLS

EST. 1921

## PAYROLL

Meeting Date: January 11th, 2022

Payroll Type: Regular/Police Payroll

Date Range: 12-20-2021 to 1-2-2022

NET..... \$91,014.36

DEDUCTIONS.....\$41,236.84

Federal Taxes.....\$11389.00

Medicare..... \$1838.66

Retirement ..... \$10834.90

Social Security.....\$7641.60

Supplemental Retirement..... \$1020.00

Supplemental Insurance.....\$544.25

Child Support..... \$0

Insurance.....\$4916.51

TOTAL PAYROLL.....\$132,251.72

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City Clerk, Christine Trumbull

---

Mayor, Seth Coleman



# CITY OF MILLS

EST. 1921

## PAYROLL

Meeting Date: January 11<sup>th</sup>, 2022

Payroll Type: Fire Payroll

Date Range: 12-25-2021 to 1-5-2022

NET..... \$10,411.72

DEDUCTIONS.....\$2843.47

Federal Taxes.....\$1062.00

Medicare..... \$192.20

Retirement ..... \$1424.27

Union Dues..... \$165.00

Supplemental Insurance.....\$0

Insurance.....\$0

TOTAL PAYROLL.....\$13,255.19

---

City Clerk, Christine Trumbull

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Mayor, Seth Coleman



# CITY OF MILLS

EST. 1921

## BILLS

Meeting Date: January 11<sup>th</sup>, 2022

### Bills

PETTY CASH.....	\$0.00
VOUCHERS.....	\$0
MANUAL CHECKS CITY HALL.....	\$30,020.97
MANUAL CHECKS COURT.....	\$2500.00
VOIDED CHECKS.....	\$149,303.48



# CITY OF MILLS

EST. 1921

**CHECK LIST FOR**

**January 11<sup>th</sup>, 2022**

**COUNCIL MEETING**

City Hall/Court

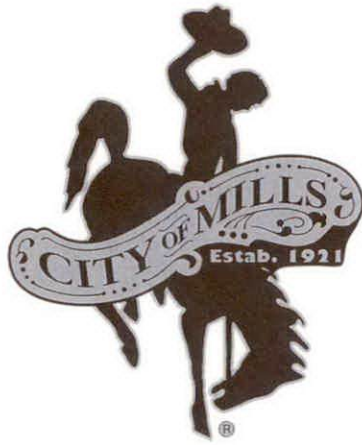
12-17-2021	29001-29002	Manuals
12-20-2021	29003-29007	Transmittals
12-21-2021	29008-29011	Manual
12-22-2021	29012-29013	Transmittals
12-23-2021	29014	Void
12-23-2021	29015-29020	Manual
1-6-2022	29021-29026	Payroll
1-6-2022	29027-29028	Transmittals
1-6-2022	29029-29033	Manuals
1-6-2022	29034	Transmittals
1-6-2022	29035	Payroll
1-6-2022	29036	Manual
1-6-2022	29037-29082	Void
	<b>COURT</b>	
12-22-2021	1655-1658	Manual

**COUNCIL:**

\_\_\_\_\_

**MAYOR:** \_\_\_\_\_

**CITY CLERK:** \_\_\_\_\_



# CITY OF MILLS

EST. 1921

## MANUAL CHECKS

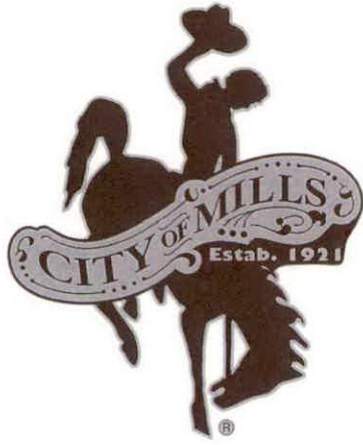
### City Hall

### January 11<sup>th</sup>, 2022

## COUNCIL MEETING

12-17-2021	29001	Caselle	Bill	2108.00
12-17-2021	29002	Department of Revenue	Tax Repay	\$5322.42
12-21-2021	29008	Cora Tyler	Water Deposit Refund	\$86.34
12-21-2021	29009	Hub International	Property Insurance	\$72.00
12-21-2021	29010	Cameron Wilmes	Water Deposit Refund	\$80.33
12-21-2021	29011	Homax	Gas Bill	\$100.91
12-23-2021	29015	Greiner Ford	Down Payment for Cop Cars	\$12,000.00
1-4-2022	29016	Cathy Holman	Chili Cook-off	\$1000.00
1-4-2022	29017	Century Link	Bill	\$259.48
1-4-2022	29018	Charter Communications	Bill	\$473.81
1-4-2022	29019	Department of Revenue	Tax Repay	\$5322.42
1-4-2022	29020	Verizon	Phone/Internet	\$1950.86





# CITY OF MILLS

EST. 1921

**MANUAL CHECKS**

**COURT**

**January 11<sup>th</sup>, 2022**

**COUNCIL MEETING**

12-22-2021	1655	Clarence Henderson	Bond Refund	\$760.00
12-22-2021	1656	Gilda Rubio	Bond Refund	\$760.00
12-22-2021	1657	Per Kordel	Bond Refund	\$760.00
1-5-2022	1658	Corey Finley	Bond Refund	\$220.00

**TOTAL:** \_\_\_\_\_ \$ 2500.00





# CITY OF MILLS

EST. 1921

## Voided Checks

January 11<sup>th</sup>, 2021

## Council Meeting

12-16-2021	28949	29001	Caselle	Wrong Amount	\$1064.54
12-23-2021	29014	29015	Lithia Motors	Down Payment for PD Cars	\$12,000.00
1-4-2022	29019	None	Department of Revenue	Double Payment	\$5322.42
1-4-2022	29025	29026	Ed Greenwood	Check Printed Wrong	\$138.52
1-6-2022	29037-29082	29083-29128	Vouchers	Printed Wrong	\$130,778.00

**TOTAL: \$149,303.48**

**ORDINANCE NO. 774**

**AN ORDINANCE TO REZONE BLOCK 44, LOTS 4-12, BLOCK 45, LOTS 1-14, BLOCK 46, LOT 1 AND BLOCK 55, LOTS 3-7, CITY OF MILLS, FROM ESTABLISHED RESIDENTIAL (E-R) TO MIXED USE (MU)**

**WHEREAS**, the City of Mills is a Municipal Corporation under the laws of the State of Wyoming; and

**WHEREAS**, the City of Mills, petitioned to rezone Block 44, Lots 4-12, Block 45, Lots 1-14, Block 46, Lot 1 and Block 55, Lots 3-7, City of Mills, from Established Residential (E-R) to Mixed Use (MU), currently owned by Maretta M. Johnston Revocable Trust; and

**WHEREAS**, the intent to rezone the property to the MU Zoning District is to establish and maintain a quiet, medium to high density residential/ commercial neighborhood, preserving and promoting the existence of a sufficient amount of open space, a mix of housing and employment opportunities, and access to recreational sites and transportation corridors ;and

**WHEREAS**, the rezone will conform better with the Mills Comprehensive Plan of 2017; and

**WHEREAS**, a public hearing notice was advertised in the 21 November 2021 edition of the Casper Star-Tribune, at least 15 business days prior to the public hearing, as required by Mills Zoning Ordinance; and

**WHEREAS**, the Mills Planning and Zoning Board held a public hearing for the rezoning at a Special meeting on 20 December 2021 in which they forwarded a split decision, two for and two against, resulting in a no pass recommendation to the City Council; and

**WHEREAS**, the Mills City Council held a public hearing for the rezoning at the 21 December 2021 Council Meeting; and

**WHEREAS**, the Mills City Council has determined that the zone change will be in the best interest of the City.

**NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MILLS, WYOMING:**

**SECTION 1:**

The City of Mills hereby rezones Block 44, Lots 4-12, Block 45, Lots 1-14, Block 46, Lot 1 and Block 55, Lots 3-7, City of Mills, from Established Residential (E-R) to Mixed Use (MU).

**SECTION 2:**

City of Mills Corporate Limits, Additions and Environs Map shall be updated to show said property as Mixed Use.

**PASSED ON FIRST READING the \_\_\_\_ day of \_\_\_\_\_ 2021**

**PASSED ON SECOND READING the \_\_\_\_ day of \_\_\_\_\_ 2022**

**PASSED, APPROVED, AND ADOPTED ON THIRD AND**

**FINAL READING the \_\_\_\_ day of \_\_\_\_\_ 2022**

**CITY OF MILLS, WYOMING**

\_\_\_\_\_  
Seth Coleman, Mayor

\_\_\_\_\_  
Darla R. Ives, Council

\_\_\_\_\_  
Sara McCarthy, Council

\_\_\_\_\_  
James Hollander, Council

\_\_\_\_\_  
Brad Neumiller, Council

ATTEST:

\_\_\_\_\_  
Christine Trumbull, City Clerk

**Resolution No. 2022-1**

A RESOLUTION APPROVING A SPECIAL REVIEW PERMIT  
REQUIRED FOR MULTI-FAMILY DWELLINGS IN A  
DEVELOPING RESIDENTIAL (D-R) ZONING DISTRICT ON  
LOT 27, BLOCK 11, MOUNTAIN VIEW SUBURB BLOCK 11,  
LOTS 25, 26 & 27, CITY OF MILLS.

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

**WHEREAS**, the City of Mills received an application for a Special Review permit to allow for multi-family dwellings in a developing residential (D-R) Zoning District on Lot 27, Block 11, Mountain View Suburb, Block 11, Lots 25, 26 & 27, City Of Mills (Owner/Applicant: Johnny Mayer); and

**WHEREAS**, notice of the public hearing was published in the Casper Star- Tribune on 1 November 2020, at least ten (10) days prior the hearing, as required by Section 17.16.010 of the Mills Zoning Ordinance; and

**WHEREAS**, the Applicant sent notification of the proposed petition to property owners within 140’ of the property as required by Section 17.16.010 of the Mills Zoning Ordinance; and

**WHEREAS**, the Applicant, completed an affidavit of mailing which identifies the document, the property owners to which it was sent, and the date mailed, as required by Section 17.16.010 of the Mills Zoning Ordinance; and

**WHEREAS**, the City Staff have verified completeness of the application, affidavit of mailing, owners within 140 feet, and narrative provided by the Applicant; and

**WHEREAS**, the Standards of Review, as described in Section 17.16.010 (C) (1-7) of the Mills Zoning Ordinance, were considered in the approval of the Special Review Permit; and

**THEREFORE, BE IT RESOLVED**, the City Council of the City of Mills, Wyoming, approves the Special Review Permit to allow multi-family dwellings in a Developing Residential (D-R) Zoning District on Lot 27, Block 11, Mountain View Suburb Block 11, Lots 25, 26 & 27, City of Mills, subject to the following conditions:

1. Outstanding violations, filing procedures, time limitations/expiration, transfers, modifications and revocation, suspension or modification by Council as described in Section 17.16.010 (E)- (J) applies to the Permit.
2. The Special Use Permit runs with the land and succeeds to the benefit of subsequent owners, subject to the terms and conditions of the Permit.

PASSED, APPROVED, AND ADOPTED this 11th Day of January 2022.

CITY OF MILLS, WYOMING

\_\_\_\_\_  
Seth Coleman, Mayor

\_\_\_\_\_  
Sara McCarthy, Council

\_\_\_\_\_  
Darla R. Ives, Council

\_\_\_\_\_  
James Hollander, Council

\_\_\_\_\_  
Brad Neumiller, Council

ATTEST:

\_\_\_\_\_  
Christine Trumbull, City Clerk

A RESOLUTION APPROVING A SPECIAL REVIEW PERMIT TO ALLOW MOTOR VEHICLE SALES WITHIN A DEVELOPING BUSINESS (D-B) ZONING DISTRICT ON LOT 1, BLOCK 2, AUSTIN ADDITION, CITY OF MILLS.

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

**WHEREAS**, the City of Mills received an application for a Special Review permit to allow motor vehicle sales within a Developing Business (D-B) Zoning District on Lot 2, Block 1, Austin Addition, City of Mills (Owner/Applicant: Joey Harvey/ Michael George); and

**WHEREAS**, notice of the public hearing was published in the Casper Star- Tribune on 12 December 2021, at least ten (10) days prior the hearing, as required by Section 17.16.010 of the Mills Zoning Ordinance; and

**WHEREAS**, the Applicant sent notification of the proposed petition to property owners within 140’ of the property as required by Section 17.16.010 of the Mills Zoning Ordinance; and

**WHEREAS**, the Applicant, completed an affidavit of mailing which identifies the document, the property owners to which it was sent, and the date mailed, as required by Section 17.16.010 of the Mills Zoning Ordinance; and

**WHEREAS**, the City Staff have verified completeness of the application, affidavit of mailing, owners within 140 feet, and narrative provided by the Applicant; and

**WHEREAS**, the Standards of Review, as described in Section 17.16.010 (C) (1-7) of the Mills Zoning Ordinance, were considered in the approval of the Special Review Permit; and

**THEREFORE, BE IT RESOLVED**, the City Council of the City of Mills, Wyoming, approves the Special Review Permit to allow motor vehicle sales within an Established Business (D-B) Zoning District on Lot 4, Block 13, Mountain View Suburb, City of Mills, subject to the following conditions:

1. Outstanding violations, filing procedures, time limitations/expiration, transfers, modifications and revocation, suspension or modification by Council as described in Section 17.16.010 (E)- (J) applies to the Permit.
2. The Special Use Permit runs with the land and succeeds to the benefit of subsequent owners, subject to the terms and conditions of the Permit.

PASSED, APPROVED, AND ADOPTED this 11th Day of January 2022.

CITY OF MILLS, WYOMING

\_\_\_\_\_  
Seth Coleman, Mayor

\_\_\_\_\_  
Sara McCarthy, Council

\_\_\_\_\_  
Darla R. Ives, Council

\_\_\_\_\_  
James Hollander, Council

\_\_\_\_\_  
Brad Neumiller, Council

ATTEST:

\_\_\_\_\_  
Christine Trumbull, City Clerk

**Resolution No. 2022-3**

**A RESOLUTION FOR APPROVAL OF THE MINOR BOUNDARY ADJUSTMENT PLAT FOR LOT 21, BUFFALO MEADOWS ADDITION, AND TRACT 3, BUFFALO MEADOWS ADDITION, TO THE CITY OF MILLS, WYOMING, ADJUSTING THE SHARED BOUNDARY LINE BETWEEN SAID LOT 21 AND TRACT 3 TO CREATE TWO NEWLY CONFIGURED PARCELS THAT SHALL BE KNOWN AS LOT 21A, BUFFALO MEADOWS ADDITION, AND TRACT 3A, BUFFALO MEADOWS ADDITION, TO THE CITY OF MILLS SITUATED WITHIN THE SE1/4NW1/4, SECTION 12, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING**

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

**WHEREAS**, Buffalo Development, LLC, the owner of Lot 21 and Tract 3, Buffalo Meadows Addition, City of Mills; and

**WHEREAS**, said Owner has petitioned the City of Mills for a Minor Boundary Adjustment of Lot 21 and Tract 3, Buffalo Meadows Addition, City Of Mills, Wyoming, to create two newly configured parcels that shall be known as Lot 21A, Buffalo Meadows Addition, and Tract 3A, Buffalo Meadows Addition, To The City Of Mills Situated Within the SE1/4NW1/4, Section 12, T.33N., R.80W., 6th P.M., Natrona County, Wyoming; and

**WHEREAS**, notifications were sent to Staff and Utility providers on 9 December 2021; and

**WHEREAS**, the City Staff have reviewed the information submitted and found the Minor Boundary Adjustment Plat complies with the City of Mills Zoning and Subdivision regulations and requirements; and

**WHEREAS**, Staff forwarded a “Do Pass” recommendation to the Mills City Council; and

**THEREFORE, BE IT RESOLVED**, the Mills City Council considered the application and recommendations of Staff and approved the Minor Boundary Adjustment Plat for Lot 21, Buffalo Meadows Addition, and Tract 3, Buffalo Meadows Addition, to the City of Mills, Wyoming, adjusting the shared boundary line between said Lot 21 and Tract 3 to create two newly configured parcels that shall be known as Lot 21A, Buffalo Meadows Addition, And Tract 3A, Buffalo Meadows Addition, to the City Of Mills, situated within the SE1/4NW1/4, Section 12, T.33N., R.80W., 6TH P.M., Natrona County, Wyoming, with the following conditions:

1. That the Owner complies with all local, state and federal rules and regulations governing the development of the lots.
2. Upon City Council approval, a Final MBA Plat will be provided to the City of Mills for recordation with the Natrona County Clerk’s Office.

PASSED, APPROVED, AND ADOPTED this 11<sup>h</sup> Day of January 2022.

CITY OF MILLS, WYOMING

\_\_\_\_\_  
Seth Coleman, Mayor

\_\_\_\_\_  
Sara McCarthy, Council

\_\_\_\_\_  
James Hollander, Council

\_\_\_\_\_  
Darla R. Ives, Council

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Brad Neumiller, Council

ATTEST:

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Christine Trumbull, City Clerk

**RESOLUTION NO. 2022-4**

**A RESOLUTION TO SUPPORT THE ESTABLISHMENT OF A FILM OFFICE WITHIN THE VISIT CASPER ORGANIZATION TO FACILITATE THE PRODUCTION OF MOVIES, DOCUMENTARIES, TELEVISION PROGRAMS, COMMERCIALS, AND OTHER VISUAL MEDIA WITHIN NATRONA COUNTY**

WHEREAS, professional video companies are often in search of authentic settings for films and visual media of various kinds; and,

WHEREAS, the production of professional films within Natrona County has the potential to provide an economic benefit in the form of monies spent by the production company on local goods and services; and

WHEREAS, the production of professional films within Natrona County has the potential to provide a publicity benefit in the form of showcasing Natrona County to the nation and the world; and

WHEREAS, it is the desire of the governing body of the City of Mills to encourage these companies to film within the City of Mills and Natrona County; and

WHEREAS, the stated purpose of the proposed Film Office is to facilitate local professional film making through a mix of recruitment and logistical support.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MILLS, WYOMING: That the CITY OF MILLS hereby offers its support for the creation of a Film Office and expresses its desire to cooperate with this Office on future filming endeavors for the benefit of the people of Natrona County.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED AS TO FORM:

CITY OF MILLS, WYOMING  
A Municipal Corporation

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Seth Coleman  
Mayor

\_\_\_\_\_  
Councilman, Darla R. Ives

\_\_\_\_\_  
Councilman, Sara McCarthy



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Councilman, Brad Neumiller

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Councilman, James Hollander

**RESOLUTION NO. 2022-5**

**A RESOLUTION REGARDING NEGOTIATIONS WITH THE  
NATRONA COUNTY HEALTH DEPARTMENT**

**WHEREAS**, the City of Mills has entered into a Memorandum of Understanding with the Natrona County Health Department for a Natrona County Health Department shall act as the Health Department for the City of Mills, Wyoming; and

**WHEREAS**, the Natrona County Health Department has need of a facility for its service in Mills; and

**WHEREAS**, the City of Mills, Wyoming has building space that would be suitable for such a facility; and

**WHEREAS**, the City of Mills and its residents would benefit from the location of such a facility within the City of Mills;

**NOW, THEREFORE**, Be it hereby resolved that the Mayor and such designees as he may choose to assist him are authorized to enter into negotiations with the Natrona County Health Department for the provision of office/clinic space within the City of Mills in such city facilities as may be available and upon such terms as they may reasonably enter into it. They are further authorized to execute a contract with the Natrona County Health Department along such lines.

**PASSED, APPROVED AND ADOPTED THIS \_\_\_\_\_ day of January, 2022.**

\_\_\_\_\_  
Mayor, Seth Coleman

\_\_\_\_\_  
Councilman, Sara McCarthy

\_\_\_\_\_  
Councilman, Darla R. Ives

\_\_\_\_\_  
Councilman, James Hollander

\_\_\_\_\_  
Councilman, Brad Neumiller

ATTEST:

\_\_\_\_\_  
City Clerk, Christine Trumbull

CERTIFICATE

I, Christine Trumbull, City Clerk, hereby certify that the foregoing Resolution 2022-5 was adopted by the City of Mills at a public meeting held on January 11, 2022, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

\_\_\_\_\_  
City Clerk, Christine Trumbull

**RESOLUTION NO. 2022-6**

**A RESOLUTION TO AUTHORIZE THE CITY OF MILLS TO PARTICIPATE IN A COMMUNITY GRANT PROGRAM WITH WYOMING COMMUNITY GAS TO APPLY FOR FUNDS**

**WHEREAS**, Wyoming Community Gas has a Community Grant Program and that program requires municipalities to pass a resolution when applying for funds, and

**WHEREAS**, The Mills Fire Department wants to apply for funding to off-set the costs of the Station 9 beautification project, and

**WHEREAS**, The Wyoming Gas Grant Program funds arts and culture as well as community improvement, we believe that our project would qualify and therefore are prepared to apply.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MILLS, WYOMING:** That The Mills City Council supports the Mills Fire Department application for funding from Wyoming Community Gas Grant Program for the Station 9 beautification project.

We, the undersigned, certify that this Resolution was adopted at regularly or specially noticed meeting of the City Council on January 11<sup>th</sup>, 2022, at which a quorum of the City Council was present, and at which the requisite percentage of the quorum voted to adopt the Resolution and that the Resolution has not been rescinded or modified.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED AS TO FORM:

CITY OF MILLS, WYOMING  
A Municipal Corporation

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Seth Coleman  
Mayor

\_\_\_\_\_  
Councilman, Darla R. Ives

\_\_\_\_\_  
Councilman, Sara McCarthy

\_\_\_\_\_  
Councilman, Brad Neumiller

\_\_\_\_\_  
Councilman, James Hollander

**ADDENDUM NUMBER ONE  
Master Equipment Lease Purchase Agreement  
DATED AS OF 10/15/2020**

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This Addendum Number One to the Master Equipment Lease Purchase Agreement dated as of 10/15/2020 (Agreement), by and between Town of Mills (Lessee) and Community First National Bank (Lessor), is the first written addendum to the above referenced Agreement.

Whereas, the "Proclamation of Attainment of First Class City Status dated August 4th, 2020" from the lessee verifies the legal name of the duly incorporated Lessee has been changed since the above referenced Agreement was put in place, and is City of Mills.

Whereas, the Lessee desires to execute this Addendum Number One to clarify for all parties the exact legal name of the Lessee and to affirm Lessee's legal commitment under such Agreement.

Now, therefore, the parties hereby mutually agree, for consideration the receipt of which is hereby acknowledged, to amend the Agreement as follows:

1. The legal name of the Lessee is the "City of Mills".
2. The Lessee acknowledges the Lessee is bound to the terms and conditions of the above referenced Agreement.
3. Except as modified by this Addendum Number One, the Agreement remains in full force and effect. No other modification or addendum of the Agreement shall be effective unless written and signed by the parties.

IN WITNESS WHEREOF, the Lessee and Lessor have caused this Addendum to be duly executed by their respective officers who have signed below.

**Lease No. MILWY2020-10E**

**LESSEE:**  
City of Mills

**LESSOR:**  
Community First National Bank

\_\_\_\_\_  
Christine Trumbull, City Clerk

\_\_\_\_\_  
Blake Kaus, VP

\_\_\_\_\_  
Signature of Legal Counsel for City of Mills

Account	Beginning Balance	Deposits	Interest / Distributions	Disbursements	Ending Balance	Interest Earned FYTD
WGIF Water 7198 (99-10230)	\$135,624.04		\$4.12		\$135,628.16	\$38.81
Transfer 5% of billing						
WGIF Sewer 7199 (99-10240)	\$47,149.58		\$1.43		\$47,151.01	\$17.12
Transfer 7% of billing						
WGIF Sanitation 7200 (99-10250)	\$56,253.81		\$1.71		\$56,255.52	\$17.31
Transfer 10% of billing						
WGIF Reserve 7197 (99-10260)	\$32,881.49		\$1.00		\$32,882.49	\$6.27
WGIF General Fund 7207 (99-10270)	\$277,114.94		\$7.95	\$100,000.00	\$177,122.89	\$52.49
WGIF Parks 7240 (99-10280)	\$671.13		\$0.02		\$671.15	\$0.12
WGIF Police Fund (99-10310)	\$8,246.55		\$0.25		\$8,246.80	\$3.10
WGIF DWSRF #146 Radio Read (99-10300)	\$21,042.27		\$0.64		\$21,042.91	\$4.02
WGIF Fire Dept Trust Fund (99-10290)	\$8,733.52		\$0.27		\$8,733.79	\$2.12
WGIF Sewer Tap Fund (99-10320)	\$104,454.83		\$3.18		\$104,458.01	\$19.95
<b>Totals</b>	<b>\$692,172.16</b>	<b>\$0.00</b>	<b>\$20.57</b>	<b>\$100,000.00</b>	<b>\$592,192.73</b>	<b>\$161.31</b>

RESERVES REPAY ACCOUNT DETAIL	
Account	Repay Balance
WGIF Gen Fund Reserve	\$177,122.89
WGIF Reserve	\$32,882.49
WGIF Water Reserve	\$135,628.16
WGIF Sewer Reserve	\$47,151.01
WGIF Sanitation Reserve	\$56,255.52
<b>Total Repay Balance</b>	<b>\$449,040.07</b>

TOTAL ACCOUNTS DETAIL	
Account	Balance
Investments Accounts Total	\$592,192.73
Ambulance	\$2,105.20
FIB Sweep Account	\$14,716.41
City Accounts	\$287,251.89
<b>Total Accounts Balance</b>	<b>\$896,266.23</b>

City Accounts					
Account	Ending Balance	Interest	Account	Ending Balance	Interest
Jonah Operations Account	\$125,630.07		Jonah Water Deposit Account	\$89,900.00	
Jonah Police Account	\$15,375.99		Jonah Municipal Account	\$20,280.83	
Jonah Court Bond Account	\$36,065.00				



### December 2021 Account Balances

Operations Account	\$125,630.07
Water Deposit	\$89,900.00
Ambulance	\$2,105.20
Municipal Court	\$20,280.83
Court Bond	\$36,065.00
Police	\$15,375.99
WFIG Water Reserve	\$135,628.16
WGIF Sewer Reserve	\$47,151.01
WGIF Sanitation Reserve	\$56,255.52
WGIF General Fund Reserve	\$177,122.89
WGIF Reserve	\$32,881.49
WGIF Sewer Tap Reserve	\$104,458.01
WGIF Police Reserve	\$8,246.80
WGIF Parks Reserve	\$671.15
WGIF FD Trust Fund	\$8,733.79
WGIF Radio Read Fund	\$21,042.91
<b>Totals</b>	<b>\$881,548.82</b>

**Down \$234,468.50 from November.**

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City Treasurer, Alyssa Hartmann

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Mayor, Seth Coleman