

**REGULAR CITY COUNCIL
MEETING**

March 24, 2026

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

CONSENT AGENDA

Minutes

- [1.](#) Council Meeting Minutes

City Licenses

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

Financial Approvals

- [3.](#) Financial Breakdown - Check Register & Future ACH/EFT Transactions
- [4.](#) PAID ACH / EFT Transactions - *None*
- [5.](#) Regular / Police Payroll
- [6.](#) Fire Payroll
- [7.](#) Transmittal Transactions
- [8.](#) Voided Checks

ORDINANCES AND RESOLUTIONS

- [9.](#) **RESOLUTION NO. 2026-11:**

A RESOLUTION MODIFYING BOND SCHEDULE APPLYING TO CRUELTY TO ANIMALS

- [10.](#) **ORDINANCE NO. 836 - SECOND READING**

REVISION TO SEC. 6.03.040 KENNEL, CATTERY REQUIREMENTS

COUNCIL APPROVALS

- [11.](#) Ridgewest Subdivision Agreement

12. Appointment - Interim Police Chief - Kate Acord

BUSINESS MATTERS

13. B Diesels Bar & Grill

OPEN DISCUSSION

EXECUTIVE SESSION

14. Legal Matter

15. Legal Matter

16. Legal Matter

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - April 14, 2026 at 7:00pm / April 28, 2026 at 7:00pm

NEXT WORK SESSION - April 13, 2026 at 9:00am / April 14, 2026 at 7:00pm

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.

**REGULAR CITY COUNCIL
MEETING
March 10, 2026
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 7:01 pm

ROLL CALL

Present:

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

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

1. Council Meeting Minutes

City Licenses

2. New / Renewal Business / Contractor Licenses and Home Occupation Permits

Financial Approvals

3. Financial Breakdown - Check Register & Future ACH/EFT Transactions
4. PAID ACH / EFT Transactions
5. Regular / Police Payroll
6. Fire Payroll
7. Transmittal Transactions
8. Reserve Transfers
9. Treasurer's Report
10. Court Report

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

OPEN DISCUSSION

No one spoke.

ORDINANCES AND RESOLUTIONS

11. ORDINANCE NO. 836 - FIRST READING

REVISION TO SEC. 6.03.040 KENNEL, CATTERY REQUIREMENTS

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

12. RESOLUTION NO. 2026-09:

A RESOLUTION REGARDING WATER AND SEWER LIEN NOTICES

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

13. RESOLUTION NO. 2026-10:

**A RESOLUTION REGARDING ITINERANT MERCHANTS/UNSOLICITED SALESMEN
LICENSES**

Motion made by Council President Neumiller, Seconded by Council Member Butcher,

Council discussed the intent and potential revisions to the current door-to-door sales ordinance. It was noted that the original purpose of the ordinance was to significantly reduce the number of door-to-door solicitors operating within the City of Mills by implementing stricter requirements.

Mayor Juarez expressed concerns that loosening the current restrictions could result in an increase in solicitors, potentially returning to previous levels of frequent door-to-door activity. A suggestion was made to consider tabling the item for further discussion to allow additional evaluation of the proposed changes.

Discussion followed regarding the effectiveness of the current ordinance. It was generally agreed that the existing requirements have substantially decreased the number of door-to-door solicitors. However, some council members expressed concern that certain provisions may be overly stringent and regulate areas that may not be necessary for the City to manage.

Specific concerns were raised about requirements such as in-state background checks, particularly for out-of-state applicants, noting that these requirements may be impractical and difficult to enforce. It was also discussed that the responsibility for background checks and vetting should fall on the business itself, rather than the City.

Clarification was provided that some of the more restrictive requirements, including background checks and driving record verification, were included in the application process rather than explicitly in the ordinance. The intent of the proposed revisions is to remove such requirements from the application.

Council also discussed maintaining certain protections, including requiring businesses to obtain appropriate licensing and adhere to established rules, such as limiting solicitation hours (e.g., prohibiting late-night door

knocking). These measures were viewed as important to ensure accountability while still allowing business activity.

It was noted that recent complaints, including reports of late-night solicitation by an out-of-state company, highlight the importance of maintaining reasonable regulations.

Consensus indicated support for moving forward with revisions, provided that appropriate safeguards remain in place. It was acknowledged that if issues arise, the Council retains the ability to reinstate stricter regulations in the future.

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

Executive Session

14. Personnel Matter

Mayor Juarez asked for a motion to go into executive session for a personnel matter at 7:08pm. Council President Neumiller made a motion to go into executive session for a personnel matter, Council Member Butcher seconded the motion, Voting Yea: Council Member McCarthy, President Neumiller, Mayor Juarez, Council Member Sutherland, and Council Member Butcher, motion passes

All of council returned from executive session at 7:18pm.

No action necessary.

ADJOURNMENT

Council President Neumiller made a motion to adjourn the meeting at 7:18pm, Council Member Sutherland seconded the motion. Voting Yea: Council Member McCarthy, President Neumiller, Mayor Juarez, Council Member Sutherland, and Council Member Butcher, motion passes

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - March 24, 2026 at 7:00pm / April 14, 2026 at 7:00pm

NEXT WORK SESSION - March 24, 2026 at 6:00pm / April 13, 2026 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

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

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
2026						
03/24/2026	2026	Christopher Jones	410.00	Bond Refund for Gina Yolanda Harris	10-26150	410.00
Total 2026:						410.00
2027						
03/24/2026	2027	Crystal Torres	920.00	Bond Refund for Gerard Torres	10-26150	920.00
Total 2027:						920.00
2028						
03/24/2026	2028	Leo Maddox	860.00	Bond Refund for Carl Don Hall	10-26150	860.00
Total 2028:						860.00
35267						
03/24/2026	35267	Above All Cleaning	622.50	Monthlt Cleanin City Hall	10-4600-3300	622.50
03/24/2026	35267	Above All Cleaning	582.50	Monthly Cleaning PD	10-4600-3300	582.50
Total 35267:						1,205.00
35268						
03/24/2026	35268	ALSCO, Inc	47.05	March 11 Service	10-6500-1040	47.05
03/24/2026	35268	ALSCO, Inc	47.05-	March 11 Service	10-6500-1040	47.05- V
03/24/2026	35268	ALSCO, Inc	212.40	Alsco Rugs	10-5400-1300	212.40
03/24/2026	35268	ALSCO, Inc	212.40-	Alsco Rugs	10-5400-1300	212.40- V
03/24/2026	35268	ALSCO, Inc	300.00	Training LaTorre - Armorer Course GEN 5	10-5400-1030	300.00
03/24/2026	35268	ALSCO, Inc	300.00-	Training LaTorre - Armorer Course GEN 5	10-5400-1030	300.00- V
Total 35268:						.00
35269						
03/24/2026	35269	ATLAS CPAs & Advisors, PLLC	25,000.00	Remaining billing for audit services for the year ended	50-4600-1510	25,000.00

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 35269:						25,000.00
35270						
03/24/2026	35270	Balco Uniform Company, Inc	16.30	Vest Carrier Nametape-Jensen	10-5400-1040	16.30
Total 35270:						16.30
35271						
03/24/2026	35271	Big Horn Tire, Inc.	3,221.52	Six new tires for MS85	10-5600-4055	3,221.52
Total 35271:						3,221.52
35272						
03/24/2026	35272	Bound Tree Medical	522.53	Medical supplies	10-5600-3595	522.53
03/24/2026	35272	Bound Tree Medical	500.38	Medical supplies	10-5600-3595	500.38
03/24/2026	35272	Bound Tree Medical	3,345.44	Equipment and supplies for video laryngoscopy	10-5600-3595	3,345.44
Total 35272:						4,368.35
35273						
03/24/2026	35273	Carol Alumbaugh	87.95	Council refund - insurance paid claim and she paid a c	10-5600-2045	87.95
Total 35273:						87.95
35274						
03/24/2026	35274	Carol Fawcett	121.86	Council refund - insurance paid claim and she wrote a	10-5600-2045	121.86
Total 35274:						121.86
35275						
03/24/2026	35275	City of Casper	785.84	03/06/26 Balefill Charges	54-8400-3050	785.84
03/24/2026	35275	City of Casper	865.04	03/09/26 Balefill Charges	54-8400-3050	865.04
03/24/2026	35275	City of Casper	1,158.08	03/11/26 Balefill Charges	54-8400-3050	1,158.08
03/24/2026	35275	City of Casper	864.16	03/11/26 Balefill Charges	54-8400-3050	864.16
03/24/2026	35275	City of Casper	748.00	03/12/26 Balefill Charges	54-8400-3050	748.00
03/24/2026	35275	City of Casper	468.16	03/13/26 Balefill Charges	54-8400-3050	468.16
03/24/2026	35275	City of Casper	718.96	03/16/26 Balefill Charges	54-8400-3050	718.96
03/24/2026	35275	City of Casper	1,173.04	03/17/26 Balefill Charges	54-8400-3050	1,173.04

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
03/24/2026	35275	City of Casper	7,158.90	Metro Feb 2026	10-5300-3010	7,158.90
03/24/2026	35275	City of Casper	8,929.42	Dispatch Feb 2026	10-5400-3000	8,929.42
03/24/2026	35275	City of Casper	1,253.98	911 dispatch fees for February 2026	10-5600-3000	1,253.98
Total 35275:						24,123.58
35276						
03/24/2026	35276	Emergency Medical Physicians, P	250.00	Medical Director Fee for february 2026	10-5600-2040	250.00
Total 35276:						250.00
35277						
03/24/2026	35277	Fremont Motors	451.78	Rotors Unit 12	10-5400-4050	451.78
Total 35277:						451.78
35278						
03/24/2026	35278	Gail Lucas	44.49	Council refund - insurance paid portion of claim after c	10-5600-2045	44.49
Total 35278:						44.49
35279						
03/24/2026	35279	Greiner Ford	1,273.02	Parts for CH9 annual exam and flush	10-5600-4050	1,273.02
Total 35279:						1,273.02
35280						
03/24/2026	35280	Haid's Plumbing & Heating	1,641.00	Haid's Furnace Work in 2025	10-6500-3515	1,641.00
Total 35280:						1,641.00
35281						
03/24/2026	35281	Ira Garnier	108.00	Reimbursement Passed Level 2 Water Distribution Exa	51-8100-1030	108.00
Total 35281:						108.00
35282						
03/24/2026	35282	Jackson Group	1,687.20	Inverter repair on Engine 9	10-5600-4050	1,687.20

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 35282:						1,687.20
35283						
03/24/2026	35283	Kelly's Alignment & Brake	370.00	Alignment Unit 5	10-5400-4050	370.00
Total 35283:						370.00
35284						
03/24/2026	35284	Kois Equipment Company INC	2,125.82	Sweeper Brooms	10-6000-4050	2,125.82
Total 35284:						2,125.82
35285						
03/24/2026	35285	Law Office of Stephanie M Arrach	6,502.50	Attorney Fees Feb Mar	10-5100-1085	6,502.50
Total 35285:						6,502.50
35286						
03/24/2026	35286	Mission Communications, Inc	1,042.20	Missions Annual Renewal (Lift Station Communication	53-8300-3675	1,042.20
Total 35286:						1,042.20
35287						
03/24/2026	35287	NAPA Auto Parts	483.54	Rotors/Brake Pads/Oil Coolant - Unit 8; Vehicle Repair	10-5400-4050	483.54
03/24/2026	35287	NAPA Auto Parts	82.29	Parts for MS 85 service	10-5600-4050	82.29
03/24/2026	35287	NAPA Auto Parts	190.96	Parts for MS 48 service	10-5600-4050	190.96
Total 35287:						756.79
35288						
03/24/2026	35288	Natrona County Sheriffs Office	19,602.66	Jail Bill Feb 2026	10-5400-3015	19,602.66
Total 35288:						19,602.66
35289						
03/24/2026	35289	Norco, Inc	25.38	oxygen for big bottles	10-5600-3595	25.38

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 35289:						25.38
35290						
03/24/2026	35290	Northwest Contractor Supply	82.08	Green Marking Paint	53-8300-3500	82.08
Total 35290:						82.08
35291						
03/24/2026	35291	Progressive Microtechnology, Inc	795.00	PMI Tech Services	10-5400-3550	795.00
Total 35291:						795.00
35292						
03/24/2026	35292	Rocky Mountain Drug Testing	125.00	ALI Humble 2.27.26 Pre - Hair Follicle with Expanded	10-4600-1060	125.00
Total 35292:						125.00
35293						
03/24/2026	35293	Rocky Mountain Oilfield Warehou	7,856.92	Two Tait mobile radios for CH9 truck	12-4500-3540	7,856.92
Total 35293:						7,856.92
35294						
03/24/2026	35294	Sundahl, Powers, Kapp & Martin,	400.20	Legal services - Mills/Hartmann; Analysis/Strategy; Dis	10-5100-1085	400.20
Total 35294:						400.20
35295						
03/24/2026	35295	Sutherlands	21.97	U Bolts & Pliers	53-8300-4050	21.97
03/24/2026	35295	Sutherlands	2.29	Chain Loop	53-8300-4050	2.29
03/24/2026	35295	Sutherlands	21.49	GFCI	53-8300-4050	21.49
03/24/2026	35295	Sutherlands	20.97	Salt	53-8300-4050	20.97
03/24/2026	35295	Sutherlands	80.01	Primer & Paint	53-8300-4050	80.01
Total 35295:						146.73
35296						
03/24/2026	35296	Team Laboratory Chemical, LLC	1,075.00	Road Patch	12-4500-3700	1,075.00

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 35296:						1,075.00
35297						
03/24/2026	35297	Town of Evansville	100.00	Lease agreement to borrow an ambulance	10-5600-1300	100.00
Total 35297:						100.00
35298						
03/24/2026	35298	TWEnterprises Inc	850.00	Omnimetrix Annual Renewal (Generator Communicatio	53-8300-3675	850.00
Total 35298:						850.00
35299						
03/24/2026	35299	Western Sky Pyrotechnics	18,000.00	Fireworks order - assorted shells, display showcases,	10-4900-3065	18,000.00
Total 35299:						18,000.00
35300						
03/24/2026	35300	Wyoming Association of Rural Wa	405.00	2026 WARW Conference	50-4600-1030	405.00
Total 35300:						405.00
35301						
03/24/2026	35301	ALSCO, Inc	47.05	March 11 Service	10-6500-1040	47.05
03/24/2026	35301	ALSCO, Inc	212.40	AlSCO Rugs	10-5400-1300	212.40
Total 35301:						259.45
Grand Totals:						126,310.78

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
10-21100	559.45	83,523.02-	82,963.57-
10-26150	2,190.00	.00	2,190.00

GL Account	Debit	Credit	Proof
10-4600-1060	125.00	.00	125.00
10-4600-3300	1,205.00	.00	1,205.00
10-4900-3065	18,000.00	.00	18,000.00
10-5100-1085	6,902.70	.00	6,902.70
10-5300-3010	7,158.90	.00	7,158.90
10-5400-1030	300.00	300.00-	.00
10-5400-1040	16.30	.00	16.30
10-5400-1300	424.80	212.40-	212.40
10-5400-3000	8,929.42	.00	8,929.42
10-5400-3015	19,602.66	.00	19,602.66
10-5400-3550	795.00	.00	795.00
10-5400-4050	1,305.32	.00	1,305.32
10-5600-1300	100.00	.00	100.00
10-5600-2040	250.00	.00	250.00
10-5600-2045	254.30	.00	254.30
10-5600-3000	1,253.98	.00	1,253.98
10-5600-3595	4,393.73	.00	4,393.73
10-5600-4050	3,233.47	.00	3,233.47
10-5600-4055	3,221.52	.00	3,221.52
10-6000-4050	2,125.82	.00	2,125.82
10-6500-1040	94.10	47.05-	47.05
10-6500-3515	1,641.00	.00	1,641.00
12-21100	.00	8,931.92-	8,931.92-
12-4500-3540	7,856.92	.00	7,856.92
12-4500-3700	1,075.00	.00	1,075.00
50-21100	.00	25,405.00-	25,405.00-
50-4600-1030	405.00	.00	405.00
50-4600-1510	25,000.00	.00	25,000.00
51-21100	.00	108.00-	108.00-
51-8100-1030	108.00	.00	108.00
53-21100	.00	2,121.01-	2,121.01-
53-8300-3500	82.08	.00	82.08
53-8300-3675	1,892.20	.00	1,892.20
53-8300-4050	146.73	.00	146.73
54-21100	.00	6,781.28-	6,781.28-
54-8400-3050	6,781.28	.00	6,781.28
Grand Totals:	<u>127,429.68</u>	<u>127,429.68-</u>	<u>.00</u>

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"



PAYROLL

Meeting Date: March 24, 2026

Payroll Type: Regular/Police

Date Range: 2-23-26 to 3-8-26

Net: \$ 111,523.44

Deductions: \$ 28,418.40

Federal Taxes: \$ 7,925.00

Medicare: \$ 1,547.52

Retirement: \$ 5,914.59

Social Security: \$ 6,402.21

Child Support: \$ 540.32

Insurance: \$ 4,691.11

Supplemental Retirement: \$ 1,085.81

Supplemental Insurance: \$ 311.84

TOTAL PAYROLL: \$ 83,105.04

City Clerk, Sarah Osborn

Mayor, Leah Juarez



PAYROLL

Meeting Date: March 24, 2026

Payroll Type: Fire

Date Range: 2-26-26 to 3-9-26

Net: \$ 22,549.26

Deductions: \$ 5,602.36

Federal Taxes: \$ 1,444.00

Medicare: \$ 307.84

Retirement: \$ 2,166.47

Union Dues \$ 240.00

Child Support: \$ -

Insurance: \$ 1,335.43

Supplemental Retirement: \$ -

Supplemental Insurance: \$ 108.62

TOTAL PAYROLL: \$ 16,946.90

City Clerk, Sarah Osborn

Mayor, Leah Juarez



CITY OF MILLS

EST. 1921

Transmittal Transactions

3-24-26

Payroll Fire: 2-14-26 to 2-25-26

Date	Type/Check #	Payor	AMOUNT
2/25/2026	35217	Union Dues	\$ 240.00
2/25/2026	ACH	IRS	\$ 2,144.26
Total:			\$ 2,384.26

*Payroll Regular/Police: 2-23-26 to 3-8-26 **Not Completed***

Date	Type/Check #	Payor	AMOUNT
Total:			\$ -

Payroll Fire: 2-26-26 to 3-9-26

Date	Type/Check #	Payor	AMOUNT
3/9/2026	35266	Union Dues	\$ 240.00
3/9/2026	ACH	IRS	\$ 2,059.68
Total:			\$ 2,299.68

Total \$ 4,683.94



CITY OF MILLS

EST. 1921

VOIDED CHECKS

3-24-26

CHECK #	DATE	PAYOR	AMOUNT
35220	3/10/2026	AlSCO, Inc	\$ 439.14

Total: \$ 439.14

RESOLUTION NO. 2026-11

A RESOLUTION MODIFYING BOND SCHEDULE APPLYING TO CRUELTY TO ANIMALS

WHEREAS, Section 6.01.090 provides:

Sec. 6.01.090. - Cruelty to animals.

(a) No person shall intentionally injure or kill an animal unless:

(1) The act committed is done humanely in conformity with applicable federal, state or city law;

(2) The act is necessary to defend a human being or an animal from attack.

(b) No person shall intentionally or recklessly wound, injure, torment, poison, provoke, or otherwise abuse or unnecessarily overwork an animal, or procure, or attempt any of such acts.

(c) No owner shall fail to provide humane animal care or abandon an animal by failing to provide humane animal care.

(d) No person shall throw or deposit any poisonous substance on any exposed public or private place where it may endanger any animal.

(e) No person shall intentionally abandon, harass, torture or kill an animal or encourage an animal to fight with another animal for sport, training or entertainment.

(f) A person shall not intentionally capture a domestic or domesticated animal with any type of trap that physically harms the animal, including, but not limited to, steel jaw traps, snares and spring traps, except an authorized city, borough, state or federal employee or agent.

(g) Acts in violation of this section constitute cruelty to animals. Cruelty to animals is an infraction.

(h) Persons convicted of cruelty to animals shall forfeit all rights and interests, if any, in the animals.

WHEREAS, A question has arisen regarding an appropriate bond as the current bond schedule sets out two bond amounts, one at \$560.00 for “Cruelty or Over-working Animal” and \$260 for “Cruelty to Animals”; and

WHEREAS, The Governing Body of the City of Mills has considered the same and is of the view that one single bond amount should be set.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MILLS, WYOMING: The Governing Body of the City of Mills hereby sets the amount for the above referenced offenses as \$560.00.

PASSED, APPROVED AND ADOPTED on this _____ day of _____, 2026.

Mayor, Leah Juarez

Councilman, Sara McCarthy

Councilman, Cherie Butcher

Councilman, Tim Sutherland

Councilman, Brad Neumiller

ATTEST:

City Clerk, Sarah Osborn

CERTIFICATE

I, Sarah Osborn, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on March 24, 2026 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, Sarah Osborn

Sec. 6.03.040. Kennel, cattery requirements.

- (a) No kennel or cattery shall be maintained or operated in a manner which is an annoyance as determined by the animal control officer or his deputy. Violation of this provision is an infraction.
- (b) All kennel or cattery facilities shall meet the following requirements:
 - (1) Shelter which provides adequate air and ventilation, and which shall prevent the dogs or cats from being exposed to inclement or adverse weather conditions, overheating from sunlight, unsanitary conditions or dirty, wet and uncomfortable conditions which may endanger the health or welfare of the dog or cat;
 - (2) The dogs or cats shall be physically restrained or confined within the premises of the kennel or cattery;
 - (3) The premises shall be free from bacteria, parasites, waste, filth, or other elements in amounts which would endanger the health or welfare of the dogs or cats; and
 - (4) Sufficient amounts of wholesome and nutritious food and fresh water shall be provided to keep the dogs or cats in healthy physical condition.
 - (5) There shall be a privacy fence installed by the owner of the kennel or cattery of sufficient construction or height such as to prevent the escape of loose animals and to block their vision and intrusion into adjacent properties.
 - (6) There shall be sufficient minimum efforts take such as to reduce noise generated from the operation with it further provided that if a kennel or cattery is in a residential area, noise must be minimized to that normal to a residential area between the hours of 8:00 p.m to 8:00 a.m.
 - (7) There shall be sufficient minimum efforts taken such as to reduce odors associated with the operation if it is located in a residential area to that which would be typical for a residential area.
- (c) Violation of subsection (b) of this section is an infraction.

(Ord. No. 739, att.(6.03.010), 4-6-2004)

RIDGE WEST SUBDIVISION IMPROVEMENT AGREEMENT

THIS SUBDIVISION IMPROVEMENT AGREEMENT (“Agreement”) is made and entered into this ___ day of _____, 2026, by and between the City of Mills, Wyoming, a municipal corporation, with offices at 704 Fourth Street, Mills, Wyoming 82644 (“City”), and Greenbriar Partners, LLC, a Wyoming limited liability company, with offices at 259 S. Center Street, Suite 214, Casper, Wyoming 82601 (“Owner”).

RECITALS

WHEREAS, Owner is the owner and developer of approximately 27.124 acres platted as RIDGE WEST, an addition to the City of Mills, Wyoming (“Subdivision”); and

WHEREAS, the Final Plat entitled “Ridge West – An Addition to the City of Mills, Wyoming” has been approved by the City Council of the City of Mills and recorded in the records of the Natrona County Clerk (“Final Plat”); and

WHEREAS, the Final Plat depicts and dedicates public streets, rights-of-way, drainage tracts, utility easements, and other public improvements (“Public Improvements”); and

WHEREAS, approval and recordation of the Final Plat did not and does not constitute acceptance by the City of any Public Improvements; and

WHEREAS, the City requires this Agreement to ensure construction, completion, warranty, and orderly acceptance of Public Improvements;

NOW, THEREFORE, the parties agree as follows:

ARTICLE I – OBLIGATIONS OF OWNER

1.1 General Obligation.

Owner shall design, construct, install, complete, warrant, and dedicate all Public Improvements at its sole cost and expense in strict compliance with City standards, approved plans, and applicable law.

1.2 Surveying and Monumentation.

Owner shall provide all required monumentation, survey records, elevation data, and digital plat files acceptable to the City and Natrona County prior to issuance of building permits.

1.3 Construction Sequence.

Improvements shall be constructed in an orderly and continuous manner. No street paving shall occur until all underlying utilities are installed and approved.

1.4 Engineering Certification.

All Public Improvements shall be designed and inspected by a Wyoming-licensed Professional Engineer. Written certification and as-built drawings are required prior to acceptance.

1.5 Streets and Access.

All streets, sidewalks, curbs, gutters, and access points shall be constructed to City standards and approved AASHTO criteria, a copy of which are attached hereto and incorporated herein.

1.6 Water and Sewer.

Owner shall construct all public water and sewer improvements in compliance with City and WDEQ standards and protect all appurtenances prior to acceptance, a copy of which are attached hereto and incorporated herein.

1.7 Drainage and Stormwater.

All drainage facilities, including Drainage Tract A, shall be constructed in accordance with City-approved plans and shall not be accepted until certified.

1.8 Utilities and Traffic Control.

All utilities shall be installed underground unless approved otherwise. Street lighting, signs, and traffic control devices shall comply with MUTCD standards.

1.9 Phasing.

If developed in phases, each phase shall be independently serviceable and separately secured.

1.10 Soils and Geotechnical.

Owner shall submit required soils and geotechnical reports prior to issuance of building permits.

1.11 Compliance.

Owner shall comply with all applicable City ordinances and State and federal law.

ARTICLE II – FINANCIAL SECURITY, DEFINITIONS, AND WARRANTY

2.0 Substantial Completion.

“Substantial Completion” means Public Improvements are operational, inspected, and safe for use as determined solely by the City Engineer. Substantial Completion does not constitute acceptance.

2.1 Performance Security.

Owner shall provide acceptable financial security guaranteeing completion of all Public Improvements prior to issuance of building permits.

2.2 Warranty.

Owner shall warrant all Public Improvements for eighteen (18) months following written acceptance by the City.

ARTICLE III – NO ACCEPTANCE BY PLAT RECORDATION; ACCEPTANCE OF IMPROVEMENTS

3.1 No Acceptance by Plat.

Recording of the Final Plat does not constitute acceptance of any Public Improvements.

3.2 Acceptance.

No Public Improvement shall be accepted unless construction is complete, certified, secured, and accepted in writing by the City.

ARTICLE IV – PERMITS AND OCCUPANCY

Building permits and Certificates of Occupancy may be withheld until compliance with this Agreement is achieved.

ARTICLE V – REMEDIES AND LIMITED INDEMNIFICATION

Owner shall indemnify and hold harmless the City from claims arising prior to acceptance of Public Improvements, except for City gross negligence.

ARTICLE VI – STANDALONE CLARIFYING CLAUSE

Nothing in this Agreement shall impair the validity of the recorded Final Plat; however, no Public Improvement shall be accepted and no Certificate of Occupancy issued except in compliance with this Agreement.

ARTICLE VII – MISCELLANEOUS

This Agreement shall bind successors and assigns, be governed by Wyoming law, and be enforced in Natrona County.

SIGNATURES

CITY OF MILLS, WYOMING

By: _____

Mayor

ATTEST: _____

City Clerk

OWNER: GREENBRIAR PARTNERS, LLC

By: _____

Lisa Burrige, Manager