REGULAR CITY COUNCIL MEETING April 08, 2025 7:00 PM City Hall



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 3-25-25

City Licenses

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

Financial Approvals

- 3. Financial Breakdown Check Register & Future ACH Transactions
- 4. PAID ACH / EFT Transactions
- 5. Regular / Police Payroll 3-10-25 to 3-23-25
- 6. Fire Payroll 3-15-25 to 3-26-25
- 7. Transmittal Transactions

OPEN DISCUSSION

ORDINANCES AND RESOLUTIONS

8. ORDINANCE NO. 819 - VACATION - THIRD AND FINAL READING

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.

9. RESOLUTION NO. 2025-14

A RESOLUTION FOR APPROVAL OF A DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL BUILDING ADDITION FOR LYLE VINICH, LOCATED ON LOT 2A, SAGE ADDITION, CITY OF MILLS, WYOMING

10. RESOLUTION NO. 2025-15 - PROPERTY INSPECTIONS

RESOLUTION ADOPTING INITIAL FEE FOR RESIDENT OR PROPERTY OWNER PROPERTY INSPECTIONS OF DEVELOPED LOTS

COUNCIL APPROVALS

- 11. Jonah Bank Change in Terms Agreement
- 12. Bar Nunn Hydro Vac-Trailer Purchase

EXECUTIVE SESSION

- 13. Executive Session Legal Matter
- 14. Executive Session Personnel Matter
- 15. Executive Session Legal Matter
- 16. Executive Session Legal Matter

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

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

NEXT WORK SESSION - April 22, 2025 at 6:00 pm / May 12, 2025 at 9:00 am

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 25, 2025 7:00 PM City Hall



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

MINUTES

CALL TO ORDER

Council President called the meeting to order at 7:00 pm

ROLL CALL

Present:

Mayor Juarez (over phone)
President Neumiller
Council Butcher
Council McCarthy
Council Sutherland

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.
 - a. The Council President read the Record of Notation

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

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

OPEN DISCUSSION

No One spoke

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

The Council President asked for a motion to un-table Resolution 2025-10.. Council Member McCarthy 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 Member McCarthy made a motion to approve, 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

ADJOURNMENT

Council Member Sutherland made a motion to adjourn the meeting at 7:03pm, 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

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.

Mayor Leah Juarez		

City Clerk, Sarah Osborn



Council Meeting: April 8, 2025

	New Business I	icenses	
	Business Name	Fire Inspection	Insurance
	Renewal Busines	s Licenses	
	Business Name	Fire Inspection	Insurance
1064	71 Construction DBA 71 Soil & Stone	3/17/2025	N/A
858	Daylight Donuts & Yellowstone Grill	4/1/2025	N/A
821	Industrial Lining Systems, Inc	1/8/2025	N/A
823	K & L Mini Storage LLC	1/8/2025	N/A
1132	Motion Industries	4/1/2025	N/A
884	Mountain State Construction & Gutters	N/A	N/A
9419	Myzwel Store It	4/2/2025	N/A
1031	Ricks Mountain View Car Wash	3/21/2025	N/A
869	Six Robblees Inc	1/24/2025	N/A
897	Subway	3/31/2025	N/A
9863	Unlocked Vines LLC	2/25/2025	5/1/2025
9856	Wild Glacier Wellness	4/1/2025	N/A
898	Wyoming Seamless Siding & Gutters	N/A	N/A



Council Meeting: April 8, 2025

	New Contractor Licenses									
	Business Name	Insurance	Contractor ID							
9962	Bar-D Signs Inc.	N/A	Yes							
	Renewal Contrac	tor Licenses								
	Business Name	Insurance	Contractor ID							
9598	A and B Seamless Gutters	N/A	N/A							
900	Eagle Electric	N/A	7/1/2025							



Council Meeting: April 8, 2025

New Home Occupation Permits
Business Name
tRex Mowing and Trimming
Renewal Home Occupation Permits
Business Name
Magrum Properties

 CITY OF MILLS
 Check Register - Audit Report
 Page: 1

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
33920 04/08/2025	33920	Casey Gallinger	106.00	Reimbursement Level 1 water Treatment Exam	52-8200-1300	106.00
Total 3	3920:					106.00
33921 04/08/2025	33921	City of Casper	2,071.78	Dispatch Fees for February 2025	10-5600-3000	2,071.78
Total 3	3921:					2,071.78
33922 04/08/2025 04/08/2025	33922	Defense Technology Defense Technology		Single Launcher Ammo/weapons	10-5400-3555 10-5400-3555	1,151.30 843.25
Total 3	3922:					1,994.55
33923 04/08/2025	33923	Ferguson Enterprises LLC #3007	27.59	New toilet seat for women's bathroom	10-5600-3515	27.59
Total 3	3923:					27.59
33924 04/08/2025	33924	Ferguson Waterworks #1116	700.16	PVC Piping - Drain Pipe Replacement	52-8200-3525	700.16
Total 3	3924:					700.16
33925 04/08/2025	33925	Galls	475.81	Uniforms for D. Jimenez	10-5600-1040	475.81
Total 3	3925:					475.81
33926 04/08/2025 04/08/2025		Hawkins Inc Hawkins Inc		Chlorined Cylinder Rental Chlorine & treatment Chemicals	52-8200-3500 52-8200-3500	70.00 1,856.21

 CITY OF MILLS
 Check Register - Audit Report
 Page: 2
 Its

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 3	3926:					1,926.21
33927						
04/08/2025	33927	Ingersoll Rand Industrial U.S., Inc	11,384.37	Annual Service Package	52-8200-3525	11,384.37
Total 3	3927:					11,384.37
33928						
04/08/2025	33928	Mallory Safety	20.00	Two embroidery on Uniform Jackets	10-5600-1040	20.00
Total 3	3928:					20.00
33929						
04/08/2025	33929	NAPA Auto Parts	67.57	Napa Oil Filters Unit 4	10-5400-4050	67.57
04/08/2025	33929	NAPA Auto Parts	32.67	Napa Filter unit 4	10-5400-4050	32.67
Total 3	3929:					100.24
33930						
04/08/2025	33930	Scaletron	4,297.01	Digital Dual Cylinder Scale - Chlorine	52-8200-3540	4,297.01
Total 3	3930:					4,297.01
33931						
04/08/2025	33931	WEX Bank	30.75	Def cards and Def	10-5600-4000	30.75
Total 3	3931:					30.75
33932						
04/08/2025	33932	Zoll Data Systems Dept #42374	600.00	Zoll consulting for EMS run reports and billing	10-5600-1030	600.00
Total 3	3932:					600.00
33933						
04/08/2025	33933	ALSCO, Inc	37.20	feb 12 Services	50-4700-1040	37.20
04/08/2025	33933	ALSCO, Inc	37.53	March 26 Services	50-4700-1040	37.53

 CITY OF MILLS
 Check Register - Audit Report
 Page: 3
 Ite

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

	heck mber —— -	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33933:						74.73
33934						
	33934	Big Horn Tire, Inc.	21.00	Tire Repair	54-8400-4055	21.00
04/08/2025		Big Horn Tire, Inc.		Tire Caps x2	54-8400-4055 54-8400-4055	580.66
04/08/2025		Big Horn Tire, Inc.		Tire Repair	54-8400-4055	21.00
04/08/2025		Big Horn Tire, Inc.		Truck Tire Repair	54-8400-4055	186.99
Total 33934:						809.65
3935 04/08/2025	33935	City of Casper	45.561.22	201 Sewer	53-8300-3045	45,561.22
04/08/2025		City of Casper		3/11/25 Balefill	54-8400-3050	1,123.76
04/08/2025		City of Casper		3/12/25 balefill	54-8400-3050	842.16
04/08/2025		City of Casper		3/14/25 balefill	54-8400-3050	608.08
04/08/2025		City of Casper		3/17/25 balefill	54-8400-3050	931.92
4/08/2025		City of Casper	1,305.04	3/18/25 balefill	54-8400-3050	1,305.04
04/08/2025	33935	City of Casper	936.32	3/19/25 balefill	54-8400-3050	936.32
4/08/2025		City of Casper	763.84	3/20/25 balefill	54-8400-3050	763.84
04/08/2025	33935	City of Casper	786.72	3/24/25 balefill	54-8400-3050	786.72
04/08/2025	33935	City of Casper	924.00	3/26/25 balefill	54-8400-3050	924.00
04/08/2025	33935	City of Casper	904.64	3/27/25 balefill	54-8400-3050	904.64
4/08/2025	33935	City of Casper	668.80	3/28/25 balefill	54-8400-3050	668.80
Total 33935:						55,356.50
3936						
	33936	Dana Kepner Company Inc	439.92	1" Meter x 2	51-8100-3660	439.92
Total 33936:						439.92
33937						
04/08/2025	33937	Dawson Infrastructure Solutions	368.35	Voltage Suppressors Diode	53-8300-3675	368.35
Total 33937:						368.35
3938						
04/08/2025	33938	Econo Signs	4,529.00	Misc Signs and Hardware	12-4500-3700	4,529.00

 CITY OF MILLS
 Check Register - Audit Report
 Page: 4

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 3	3938:					4,529.00
33939						
04/08/2025	33939	Elliott Equipment Company	1,308.29	Cylinder & Gripper Bumper	54-8400-4050	1,308.29
Total 3	3939:					1,308.29
33940						
04/08/2025	33940	Grainger, Inc	48.72	Wiring	10-6000-4050	48.72
04/08/2025	33940	=	316.16		10-6000-4050	316.16
Total 3	3940:					364.88
33941						
04/08/2025	33941	Haid's Plumbing & Heating	1,379.62	Repair Gas leak Public Works	50-4700-3515	1,379.62
Total 3	3941:					1,379.62
33942						
04/08/2025	33942	ImageTrend	856.00	FlowMSP business license/preplan software	10-5600-2040	856.00
Total 3	3942:					856.00
33943						
04/08/2025	33943	NAPA Auto Parts	10.92	Lamp	10-6500-4050	10.92
04/08/2025	33943	NAPA Auto Parts	27.90	Wiper Blades	10-6500-4050	27.90
04/08/2025	33943	NAPA Auto Parts	33.48	Drill Bit & Tap	53-8300-3675	33.48
04/08/2025	33943	NAPA Auto Parts	8.58	Wiper Balde	10-6500-4050	8.58
04/08/2025	33943	NAPA Auto Parts	297.86	Battery	10-6500-4050	297.86
04/08/2025	33943	NAPA Auto Parts	36.49	Oil & Filter	10-6500-4050	36.49
04/08/2025	33943	NAPA Auto Parts	99.46	Oil Filters	53-8300-3675	99.46
04/08/2025	33943	NAPA Auto Parts	11.71	Oil Filter	53-8300-3675	11.71
04/08/2025	33943	NAPA Auto Parts	37.31	Air Filter	10-6500-4050	37.31
04/08/2025	33943	NAPA Auto Parts	31.32	Oil x 6	10-6500-4050	31.32
04/08/2025	33943	NAPA Auto Parts	9.99	Wax for Brush 9	10-5600-3525	9.99
04/08/2025	33943	NAPA Auto Parts	18.99	Relay	10-6500-4050	18.99

 CITY OF MILLS
 Check Register - Audit Report
 Page: 5
 Ite

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 3	3943:					624.01
33944						
04/08/2025	33944	Natrona County Sheriffs Office	195.00	NCSO Juvenile Housing	10-5400-3015	195.00
Total 3	3944:					195.00
33945						
04/08/2025	33945	Norco, Inc	49.01	Aerosol	50-4700-3545	49.01
04/08/2025	33945	Norco, Inc	113.78	Steel Blade	50-4700-3545	113.78
Total 3	3945:					162.79
33946						
04/08/2025	33946	Northwest Contractor Supply	87.84	Yellow Paint	54-8400-3500	87.84
Total 3	3946:					87.84
33947						
04/08/2025	33947	Progressive Microtechnology, Inc	695.00	PMI Evidence Tech srvices for 2025	10-5400-3550	695.00
Total 3	3947:					695.00
33948						
04/08/2025	33948	Rocky Mountain Drug Testing	780.00	Drug Testing	10-4600-1060	780.00
Total 3	3948:					780.00
33949						
04/08/2025	33949	Time Clock Plus	2,420.23	Support & Maintenance	10-4600-3210	2,420.23
Total 3	3949:					2,420.23
33950						
04/08/2025	33950	Verizon	1,424.35	Services	10-4600-2505	1,424.35
Total 3	3950:					1,424.35

 CITY OF MILLS
 Check Register - Audit Report
 Page: 6

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

							,
Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount	
33951 04/08/2025	33951	Y2 Consultants LLC	4,796.00	Planning services through 03-20-25	10-5700-2050	4,796.00	
Total 3	33951:					4,796.00	
33952 04/08/2025	33952	Amy Berry	700.00	Face Painting for Summer fest	12-4500-1027	700.00	
Total 3	33952:					700.00	
33953 04/08/2025	33953	Amy Williams	4.74	Water Deposit Refund for Amy Williams	51-26150	4.74	
Total 3	33953:					4.74	
33954 04/08/2025	33954	B & B Rubber Stamp	31.95	Notary Stamp for Nathan Romrell	10-4400-3510	31.95	
Total 3	33954:					31.95	
33955 04/08/2025	33955	Capital Business Systems, Inc	10,127.00	Canon contract 5/15/25 to 5/14/26	10-5500-3570	10,127.00	
Total 3	33955:					10,127.00	
33956 04/08/2025	33956	Century Link	499.05	Services for City	10-4400-9088	499.05	
Total 3	33956:					499.05	
33957 04/08/2025	33957	Charter Communications	61.61	Internet for City	10-4400-9087	61.61	
Total 3	33957:					61.61	
33958 04/08/2025	33958	City of Casper	13,737.64	PCSS Contract for February	10-5400-3000	13,737.64	

 CITY OF MILLS
 Check Register - Audit Report
 Page: 7
 7

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33	3958:					13,737.64
33959						
04/08/2025	33959	Dewitt Water Systems & Service	176.95	Bottled Drinking Water	10-5600-3515	176.95
Total 33	3959:					176.95
33960						
04/08/2025	33960	Energy Laboratories Inc	591.00	Disinfection By-product Testing	52-8200-2050	591.00
Total 33	3960:					591.00
33961						
04/08/2025	33961	Haid's Plumbing & Heating	180.00	Troubleshoot boiler system	10-5600-3515	180.00
Total 33	3961:					180.00
33962						
04/08/2025	33962	Homax	480.01	Fuel for fire vehicles	10-5600-4000	480.01
Total 33	3962:					480.01
33963						
04/08/2025	33963	Leilani McDonald	82.63	Water Deposit Refund for Leilani McDonald	51-26150	82.63
Total 33	3963:					82.63
33964						
04/08/2025	33964	Mallory Safety	30.00	Embroidery on 3 Jackets	10-5600-1040	30.00
Total 33	3964:					30.00
33965						
04/08/2025	33965	Mary Ann Budenske	400.00	Face Painting for Summer fest	12-4500-1027	400.00
Total 33	3965:					400.00

 CITY OF MILLS
 Check Register - Audit Report
 Page: 8
 Its

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
33966						
04/08/2025	33966	Menards	64.99	Torch	51-8100-3500	64.99
Total 3	3966:					64.99
33967						
04/08/2025	33967	NAPA Auto Parts	167.72	Supplies for Brush 92 service	10-5600-4050	167.72
04/08/2025		NAPA Auto Parts		Supplies for Brush 92 service	10-5600-4050	96.28
Total 3	3967					264.00
33968						
04/08/2025	33968	Norco, Inc	14.57	Oxygen bottle rental	10-5600-3595	14.57
Total 3	3968:					14.57
33969 04/08/2025	33969	Oil City Printers	170.00	Disconnect Postcards	50-4600-3510	170.00
0 1700/2020	00000	On Only 1 lintolo	170.00	Discommoder octobride	00 1000 0010	
Total 3	3969:					170.00
33970						
04/08/2025	33970	Quadient, Inc	3,213.56	Postage	50-4600-3530	3,213.56
04/08/2025		Quadient, Inc		Standard Maintenance	50-4600-3530	2,487.08
Total 3	3970:					5,700.64
33971						
04/08/2025	33971	The Kenney House	30.00	Business License Refund	10-3200-5200	30.00
Total 3	3971:					30.00
33972						
04/08/2025	33972	TWEnterprises Inc	323.45	Coolant Heater	53-8300-3675	323.45
Total 3	3972:					323.45
33973						
04/08/2025	33973	Verizon	138.66	Two Air cards in cardiac monitors & one possible lift sta	10-5600-2040	138.66

 CITY OF MILLS
 Check Register - Audit Report
 Page: 9
 Its

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount	
Total 33	3973:					138.66	-
3974	2221		5 470 00	W - 0 W 9995	40.0000	5 470 00	
04/08/2025	33974	Wyoming Dept of Workforce Servi	5,179.06	Workers Comp Mar 2025	10-23800	5,179.06	
Total 33	3974:					5,179.06	
3975							
04/08/2025	33975	Zoll Data Systems Dept #42374	617.50	EMS Billing Platform	10-5600-2045	617.50	
Total 33	3975:					617.50	
92100030							
04/08/2025	192100030	307 Billing Services, LLC	2,000.00	Ambulance Billing April 2025	10-5600-2045	2,000.00	. N
Total 19	92100030:					2,000.00	
92100031							
	192100031	Rocky Mountain Power		900 Robertson Rd	10-4600-2510	45.76	
04/08/2025		Rocky Mountain Power	8,271.39	Utilites for the City	50-4600-2510	8,271.39	
04/08/2025		Rocky Mountain Power	*	Power WTP	52-8200-2510	5,857.08	
04/08/2025		Rocky Mountain Power	2,096.24	Enterprise Power	50-4600-2510	2,096.24	
)4/08/2025	192100031	Rocky Mountain Power	223.60	6699 Poison Spider	50-4600-2510	223.60	
Total 19	92100031:					16,494.07	
92100032							
		Black Hills Energy		Natural Gas for City	10-4600-2515	2,287.28	
		Black Hills Energy	841.53	Natural Gas for WTP	52-8200-2515	841.53	
04/08/2025	192100032	Black Hills Energy	1,855.83	Natural Gas for Enterprise	50-4600-2515	1,855.83	
Total 19	92100032:					4,984.64	
92100033	10010005		045 :-	DW	50 4000 0540	0.45 :-	
14/08/2025	192100033	Rocky Mountain Power	849.45	PW shop 240 Chamberlain Rd	50-4600-2510	849.45	. 1\
Total 19	92100033:					849.45	

 CITY OF MILLS
 Check Register - Audit Report
 Page: 10
 Ite

 Check Issue Dates: 3/26/2025 - 4/30/2025
 Apr 08, 2025 02:14PM

Check Check Invoice Amount Description Invoice GL Account Check
Sue Date Number Payee Amount

Grand Totals: 164,340.24

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
10-21100	.00	53,232.58-	53,232.58-
10-23800	5,179.06	.00	5,179.06
10-3200-5200	30.00	.00	30.00
10-4400-3510	31.95	.00	31.95
10-4400-9087	61.61	.00	61.61
10-4400-9088	499.05	.00	499.05
10-4600-1060	780.00	.00	780.00
10-4600-2505	1,424.35	.00	1,424.35
10-4600-2510	45.76	.00	45.76
10-4600-2515	2,287.28	.00	2,287.28
10-4600-3210	2,420.23	.00	2,420.23
10-5400-3000	13,737.64	.00	13,737.64
10-5400-3015	195.00	.00	195.00
10-5400-3550	695.00	.00	695.00
10-5400-3555	1,994.55	.00	1,994.55
10-5400-4050	100.24	.00	100.24
10-5500-3570	10,127.00	.00	10,127.00
10-5600-1030	600.00	.00	600.00
10-5600-1040	525.81	.00	525.81
10-5600-2040	994.66	.00	994.66
10-5600-2045	2,617.50	.00	2,617.50
10-5600-3000	2,071.78	.00	2,071.78
10-5600-3515	384.54	.00	384.54
10-5600-3525	9.99	.00	9.99
10-5600-3595	14.57	.00	14.57
10-5600-4000	510.76	.00	510.76
10-5600-4050	264.00	.00	264.00
10-5700-2050	4,796.00	.00	4,796.00
10-6000-4050	364.88	.00	364.88
10-6500-4050	469.37	.00	469.37
12-21100	.00	5,629.00-	5,629.00-

Check Register - Audit Report Check Issue Dates: 3/26/2025 - 4/30/2025 Item # 3.

GL Accou	unt	Debit	Credit	Proof
	12-4500-1027	1,100.00	.00	1,100.00
	12-4500-3700	4,529.00	.00	4,529.00
	50-21100	.00	20,784.29-	20,784.29-
	50-4600-2510	11,440.68	.00	11,440.68
	50-4600-2515	1,855.83	.00	1,855.83
	50-4600-3510	170.00	.00	170.00
	50-4600-3530	5,700.64	.00	5,700.64
	50-4700-1040	74.73	.00	74.73
	50-4700-3515	1,379.62	.00	1,379.62
	50-4700-3545	162.79	.00	162.79
	51-21100	.00	592.28-	592.28-
	51-26150	87.37	.00	87.37
	51-8100-3500	64.99	.00	64.99
	51-8100-3660	439.92	.00	439.92
	52-21100	.00	25,703.36-	25,703.36-
	52-8200-1300	106.00	.00	106.00
	52-8200-2050	591.00	.00	591.00
	52-8200-2510	5,857.08	.00	5,857.08
	52-8200-2515	841.53	.00	841.53
	52-8200-3500	1,926.21	.00	1,926.21
	52-8200-3525	12,084.53	.00	12,084.53
	52-8200-3540	4,297.01	.00	4,297.01
	53-21100	.00	46,397.67-	46,397.67-
	53-8300-3045	45,561.22	.00	45,561.22
	53-8300-3675	836.45	.00	836.45
	54-21100	.00	12,001.06-	12,001.06-
	54-8400-3050	9,795.28	.00	9,795.28
	54-8400-3500	87.84	.00	87.84
	54-8400-4050	1,308.29	.00	1,308.29
	54-8400-4055	809.65	.00	809.65
Grand Totals:	_	164,340.24	164,340.24-	.00

CIT	V OF	NAII	18
OH	I UF	IVIIL	LO.

Check Register - Audit Report Check Issue Dates: 3/26/2025 - 4/30/2025

Page: 12 Item # 3.
Apr 08, 2025 02:14PM

Dated: _	
Mayor: _	
City Council:	
_	
_	
_	
_	
_	
City Recorder:	
Report Criteria:	
Report type	: GL detail

Check.Type = {<>} "Adjustment"



PAID ACH / EFT TRANSACTIONS 4-8-25

Date	Payor	AMOUNT
4/3/25	Paymentech Fee	\$ 1,292.73
4/3/25	Paymentech Fee	\$ 102.40
4/3/25	Paymentech Fee	\$ 30.97
4/4/25	Mech BNKCD NSD Deposit	\$ 25.00
4/4/25	Deluxe - Operating Checks	\$ 1,630.37
	Total:	\$ 3,081.47



PAYROLL

Meeting Date: April 8, 2025

Payroll Type: Regular/Police

Date Range: 3-10-25 to 3-23-25

Net: \$ 132,842.32

Deductions: \$ 36,188.60

Federal Taxes: \$ 13,653.00

Medicare: \$ 1,847.90

Retirement: \$ 6,297.36

Social Security: \$ 7,643.63

Child Support: \$ 540.32

Insurance: \$ 4,704.73

Supplemental Retirement: \$ 1,152.02

Supplemental Insurance: \$ 349.64

TOTAL PAYROLL: \$ 96,653.72

City Clerk, Sarah Osborn

Mayor, Leah Juarez



PAYROLL

Meeting Date: April 8, 2025

Payroll Type: Fire

Date Range: 3-15-25 to 3-26-25

Net: \$ 18,700.06

Deductions: \$ 5,243.13

Federal Taxes: \$ 1,237.00

Medicare: \$ 251.90

Retirement: \$ 2,091.58

Union Dues \$ 210.00

Child Support: \$ -

Insurance: \$ 1,352.65

Supplemental Retirement: \$ -

Supplemental Insurance: \$ 100.00

TOTAL PAYROLL: \$ 13,456.93

City Clerk, Sarah Osborn

Mayor, Leah Juarez



<u>Transmittal Transactions</u> 4-8-25

Payroll Regular/Police: 3-10-25 to 3-23-25

Date	Type/Check #	Payor	AMOUNT
3/23/2025	ACH	IRS	\$ 32,636.06
3/23/2025	33917	American Funds	\$ 50.00
3/23/2025	ACH	Orchard Trust 457	\$ 925.00
4/9/2025	ACH	Wyoming Retirement	\$ 42,464.50
		Total:	\$ 76,075.56

Payroll Fire: 3-15-25 to 3-26-25

Date	Type/Check #	Payor		AMOUNT
3/26/2025	ACH	IRS	\$	1,740.80
3/26/2025	33918	Pathfinder FCU	\$	210.00
4/9/2025	ACH	Wyoming Retirement	\$	17,529.93
	-	Total:	\$	19,480.73

TOTAL \$ 95,556.29

ORDINANCE NO. 819

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.

WHEREAS, Wyoming Statute Sec. WS 15-4-305, which provides the following authority and means of a municipality to vacate a municipal street:

15-4-305. Streets; vacation; petition required; consideration.

The governing body has the exclusive power and, by ordinance, may vacate any highway, street, lane or alley, or portion thereof. No vacation may be ordered except upon petition of a majority of the owners owning a majority of the property abutting on the portion proposed to be vacated and extending three hundred (300) feet in either direction from the portion proposed to be vacated. The city or town may demand and receive the value of the land vacated as consideration for the vacation.

And:

WHEREAS, Wyoming Blvd was an original Town of Mills road as platted in the original plat for the Town of Mills. The road had a straight north/south direction and ran to the North Platte River; and

WHEREAS, In 1976 the State of Wyoming rebuilt Wyoming Blvd in Mills and other areas, putting in the wide road which exists in the city today, In order to do this Wyoming Blvd was reconstructed with portions of the reconstructed Wyoming Blvd having an new right of way; and

WHEREAS; This resulted in a .63 Acre parcel of real property where the former Wyoming Blvd had been which is bordered on the west entirely by Lot 3 Boatright Addition belonging to Mobile Concrete Inc., to the north by a portion held by the City of Mills, to the South by a portion held by the City of Mills, and to the East by the current City of Mills SW Wyoming Blvd right of way; and

WHEREAS, the legal description and depiction of the .63 acre parcel is more particularly describe in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the City of Mills has no use or need for the .63 acre parcel, with the same having no municipal use; and

WHEREAS, Mobile Concrete, Incl. does have a use for the .63 acre parcel as it provides a frontage for Lot 3 Boatright Addition to SW Wyoming Blvd and is willing to receive the same; and

WHEREAS, The City regards the .63 acres surplus to the City's needs and a potential legal detriment in that it abuts areas with heavy truck traffic while serving no municipal purpose, and therefore does not demand the value of the property to be vacated, with said value in its existing condition being minimal.

WHEREAS, The City of Mills, which holds the majority of the property abutting the .63 parcel acre is self-petitioning, through this process, to vacate the .63 acre parcel and has undertaken to provide notice of the same to all those entitled under Wyo. State 15-4-305 to receive the same.

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

The .63 acres, as more particularly described in Exhibit A attached here to is vacated with the fee title to the same vesting in Mobile Concrete, Inc, and, further, with no legal consideration being necessary or required as part of this Vacation.

for Natrona County, Wyoming.	h its attachments,	is to be recorded in the Property Records
PASSED on 1st reading the	day of	, 2025.
PASSED on 2 nd reading the _	day of	, 2025.
PASSED, APPROVED AND, 2024	ADOPTED on 3 ^t	rd and final reading this day of
CITY OF MILLS, WYOMING		
Leah Juarez, Mayor	-	Sara McCarthy, Council
Brad Neumiller, Council	-	Cherie Butcher, Council
Tim Sutherland, Council	-	
ATTESTED:		
Sarah Osborn, City Clerk	-	



EXHIBIT "A" CITY OF MILLS PARCEL

A parcel of land previously platted as a public street right-of-way as shown on the original Map of the Town of Mills recorded on February 9, 1921, in Book 27 of Deeds, Page 572, situate within a portion of Lot 2 (SW¼NW¼) of Section 7, T.33N., R.79W., 6th P.M., City of Mills, Natrona County, Wyoming, as shown on Exhibit B attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the west ½ corner of said Section 7, monumented by a brass cap and being the southeast corner of Lot 3, Boatright Addition to the City of Mills, also being the southwest corner of the parcel being described and the Point of Beginning;

Thence N00°27'18"W, along the west line of the parcel being described, the west line of said Section 7, and the east line of Lot 3, Boatright Addition to the City of Mills, a distance of 484.43 feet to the northwest corner of the parcel also being the northeast corner of said Lot 3;

Thence N88°48'24"E, a distance of 47.55 feet to the northeast corner of the parcel being described, located on the west line of SW Wyoming Boulevard;

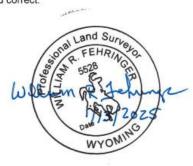
Thence S01°09'47"E, along the east line of the parcel being described and the west line of SW Wyoming Boulevard, a distance of 277.82 feet to a point of curvature;

Thence continuing along the east line of the parcel being described and the west line of SW Wyoming Boulevard and a non-tangential curve to the left having a radius of 498.37 feet, through a central angle of 24°24'01", a distance of 212.24 feet, with a chord bearing of S13°32'27"E, a distance of 210.64 feet to the southeast corner of the parcel;

Thence S88°20'17"W, along the north line of the City of Mills property, as referenced in the document recorded as Instrument No. 1049046, a distance of 98.69 feet to the Point of Beginning.

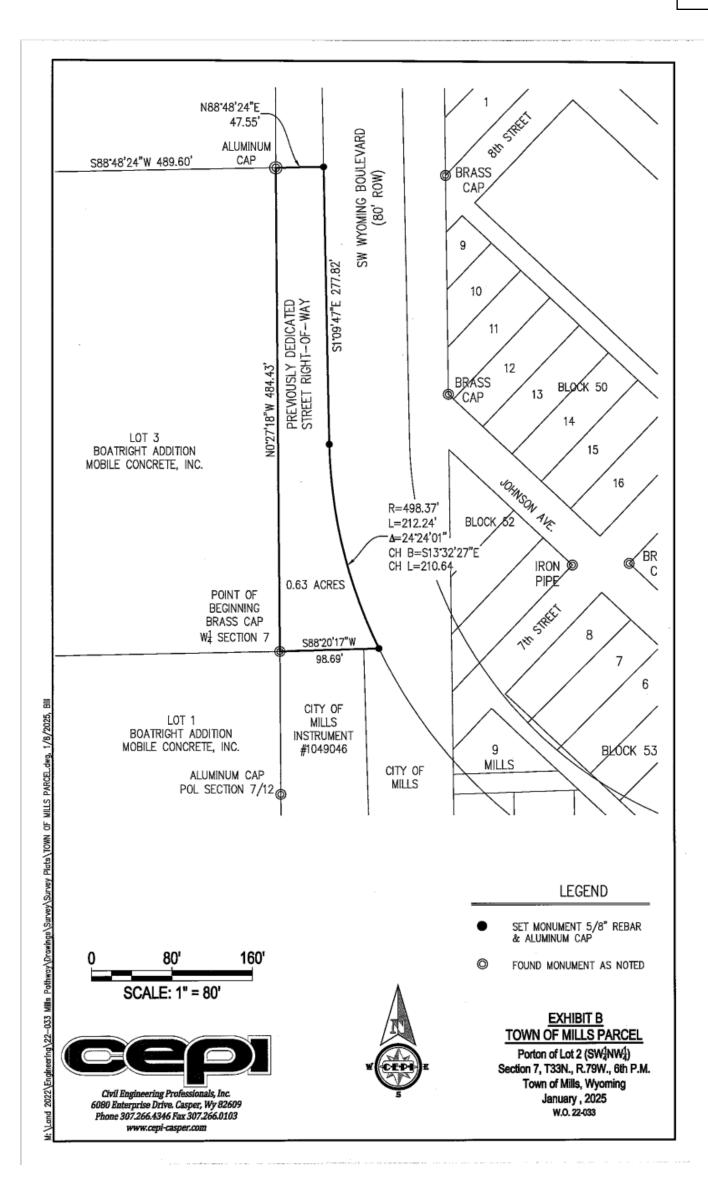
The above described parcel contains 0.63 acres, (27,540.54 S.F.) more or less, and is subject to all rights-of-way and/or easements, reservations and encroachments which have been legally acquired.

I hereby certify that this description was prepared from notes taken during an actual survey made under my direct supervision in February, 2023, and that on the basis of my information knowledge and belief as a Professional Land Surveyor that this description is true and correct.



MODIFICATION IN ANY WAY OF THE FOREGOING DESCRIPTION IS STRICTLY PROHIBITED. I HAVE CAREFULLY REVIEWED THIS INFORMATION AND CERTIFY IT TO BE ACCURATE ON THE BASIS OF MY KNOWLEDGE AND BELIEF. ANY CHANGE, ADDITION OR DELETION OF ANY PART OF THIS DESCRIPTION WILL ACT TO VOID ANY WARRANTY OR RESPONSIBILITY, EXPRESSED OR IMPLIED, THAT I HAVE TOWARD THE SUBJECT PROPERTY.

W.O. #22-033 Mills/Boatright Parcel Civil Engineering Professionals, Inc. 6080 Enterprise Dr. • Casper, WY 82609 Phone 307.266.4346 • Fax 307.266.0103





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: April 8, 2025

SUBJECT: Vinich Development Plan

Case Number: 25.01 DEV

Summary: Lyle Vinich has submitted a Development Plan application to construct additions to an existing commercial shop building. The existing building is approximately 3,750 square feet in size. 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.

There is a 50' utility easement that runs through the eastern portion of the property. The easement was created in 1948 in favor of the United States of America and has never been utilized. No existing infrastructure exists in the easement and based on research conducted by staff and the applicant's agent, the easement, for all intents and purposes, is considered abandoned.

Staff Recommendation: Staff's recommendation APPROVAL of the Development Plan and that the City enter into a Site Plan Agreement with the applicant.

Planning Commission Recommendation: At their March 6, 2025, meeting the Planning & Zoning Commission made a "DO PASS" recommendation on the Development Plan, pending completion of all planning considerations.

Item # 9.

704 Fourth Street PO Box 789 Mills, Wyoming



(307) 234-6679 (307) 234-6528 Fax

Vinich Development Commercial Development Plan

Planning Commission Meeting

City Council Meeting

February 6, 2025 March 6, 2025

Applicants: Lyle Vinich Case Number: 25.01 DEV

Agent: Steve Granger, ECS Engineering

Summary: This case was tabled by the Planning Commission at the February 6, 2025, meeting, with a request for additional information regarding the existing 50' wide easement running through the eastern portion of Lot 2A. The development plan has been revised and a report regarding research conducted into the easement is included in this packet. To summarize, the easement was recorded in favor of the United States of America in 1948. It would be a tremendous undertaking to officially abandon the easement and for all intents and purposes, it should be considered abandoned.

The development plan has been revised to show the location of the easement in relation to the existing and proposed structures. The existing structures are already constructed within the easement, however, for all intents and purposes, the easement is considered abandoned and its effect on future construction is negligible.

The applicant is proposing to construct additions to an existing commercial shop building. 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.

Legal Description: Lot 2A, Sage Addition

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

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

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)

Applicable Land Development Regulations

Item # 9.

Section 10.40 of the Mills LDRs provides the review criteria for the approval of a Developme Plan. Those criteria include whether the site plan complies with all applicable regulations and if the development requires any additional site and design considerations. The proposed development should not create conflicts with vehicle, bicycle or pedestrian circulation and the Commission and/or City Council may require modifications, or condition plans, to ensure specific design features and conformance with all applicable standards.

Summary:

A Development Plan application has been submitted for an addition to the existing commercial shop building at the corner of Chamberlin Rd and Pontiac St. The site encompasses approximately 2.0-acres and is zoned I-1 (Light Industrial).

Per Section 40.40 of the LDRs, a minimum of 4% of the site must be landscaped. A landscaping plan for the property has been included with the submittal. 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. 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.

Planning Considerations:

- 1. 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. Show all existing easements on the site plan.
- 5. Enter into an approved Site Plan Agreement upon approval of the Development Plan.
- 6. Obtain all required building permits for:
 - a. All site lighting
 - b. All on-premise signage.

Staff Recommendation:

Staff recommends APPROVAL of the Development Plan pending completion of all planning considerations.

Planning Commission Recommendation:

City Council Decision:

*

CITY OF MILLS APPLICATION FOR SITE PLAN APPROVAL

JAN 2 1 2025



Pursuant to the City of Mills Zoning Ordinance

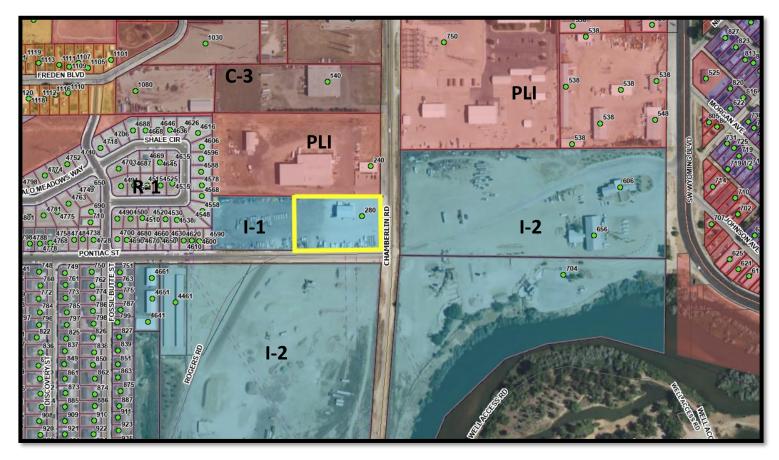
City of Mills, Wyoming	Date: 1/17/2025				
704 4th Street (Physical Address)	Return by:				
P.O. Box 789 (Mailing Address)	(Submittal Deadline)				
Mills, Wyoming 82644	For Meeting on:				
PLEASE PRINT					
SINGLE POINT OF CONTACT:					
APPLICANT/PROPERTY OWNER(S) INFORMATION: Print Owner Name: Lyle Christopher Vinich	AGENT INFORMATION: Print Agent Name: Shawn J. Gustafson				
Owner Mailing Address: 12274 Vacation Ct.	Agent Mailing Address: 1607 CY Avenue, Suite 104				
City, State, Zip: Sturgis, SD 57785	City, State, Zip: Casper, WY 82604				
Owner Phone: (307)349-1847	Agent Phone: 307-337-2883				
Applicant Email: cvinich@vindustrygroup.com	Agent Email: sgustafson@ecsengineers.net				
Physical address of subject property if available: 280 Chamberlain Size of lot(s) sq. ft/acres: Lot 2 - 2.003 Acres, Lot 3 - 2.454 Acre Current zoning: I-1 Light Industrial Current use:	es				
Intended use of the property:					
Zoning within 300 feet:Land	use within 300 feet:				
ATTACHMENTS (REQUIRED):	IF APPLICABLE, INCLUDE:				
 Proof of ownership:	Number of employees on the premises: Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature):				
4. One Site Plan electronic copy (pdf):	Number of residential units: 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 owner's knowledge; and that the owner has thoroughly read and unde to the owner's signature(s), if an agent of the owner is to be the contatthe agent sign below.] I (We) the undersigned owner(s) of the property described about the agent sign below.	rstands all application information and requirements. [In addition act for all communications relating to this application, please have				
OWNER Signature Christinich	OWNER Signature				
FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000	AGENT Signature				

For Office Use Only: Signature verified:

Proof of ownership provided:_

Fee Paid: \$_

Vinich Development Plan – Lot 2A, Sage Addition

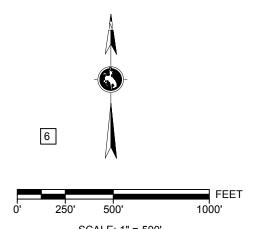


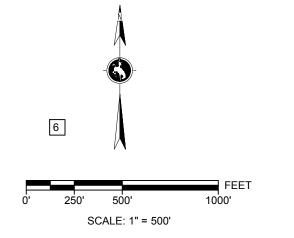
Mills Zoning Districts



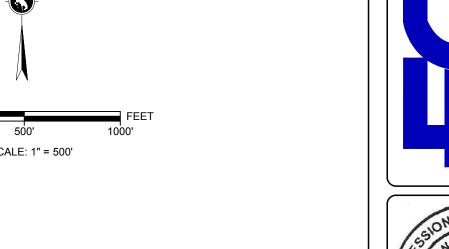
LOTS 2 AND 3, SAGE ADDITION

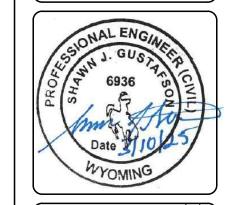
IN THE CITY OF MILLS NATRONA COUNTY, WYOMING

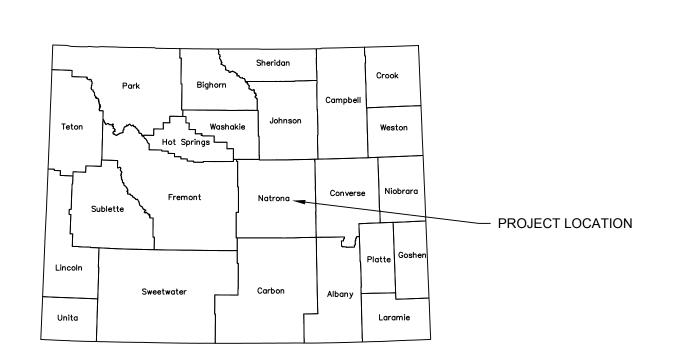




PROJECT LOCATION







SHEET INDEX:

TS	Title Sheet
C1.0	Site Plan
C2.0	Utility Plan
C3.0	Landscaping Plan
S1.1	Fdn/Floor Framing Plan
S1.2	Foundation Plan - Shop
S1.3	Roof Framing Plan - Office
S2.1	Structural Notes & Typical Details
S3.1	Structural Notes & Details

GOVERNING SPECIFICATIONS

TOWN OF MILLS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND INFRASTRUCTURE IMPROVEMENTS CURRENT EDITION

SYMBOLS

	SYMBOLS
لجريع	TDEE
	TREE
Δ	ECS CONTROL POINT
	ELECTRICAL VAULT
Ē	FIBER OPTIC PEDESTAL
٥	FIRE HYDRANT
	PROFILE FIRE HYDRANT
	FLARED END SECTION
G	GAS METER
	CATCH BASIN
•	GUY WIRE ANCHOR
Ø	POWER POLE
SA	SANITARY SEWER MANHOLE
69	SANITARY SEWER CLEAN OUT
IRR	IRRIGATION VALVE BOX
(SW)	STORM SEWER MANHOLE
\Diamond	STREET LAMP
1	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
⊕ TH	BORE HOLE LOCATION
	WATER TEE
\bigcirc	WATER CROSS

⋈ WATER VALVE

SINGLE SIGN POST

RECOVERED REBAR

BOLLARD

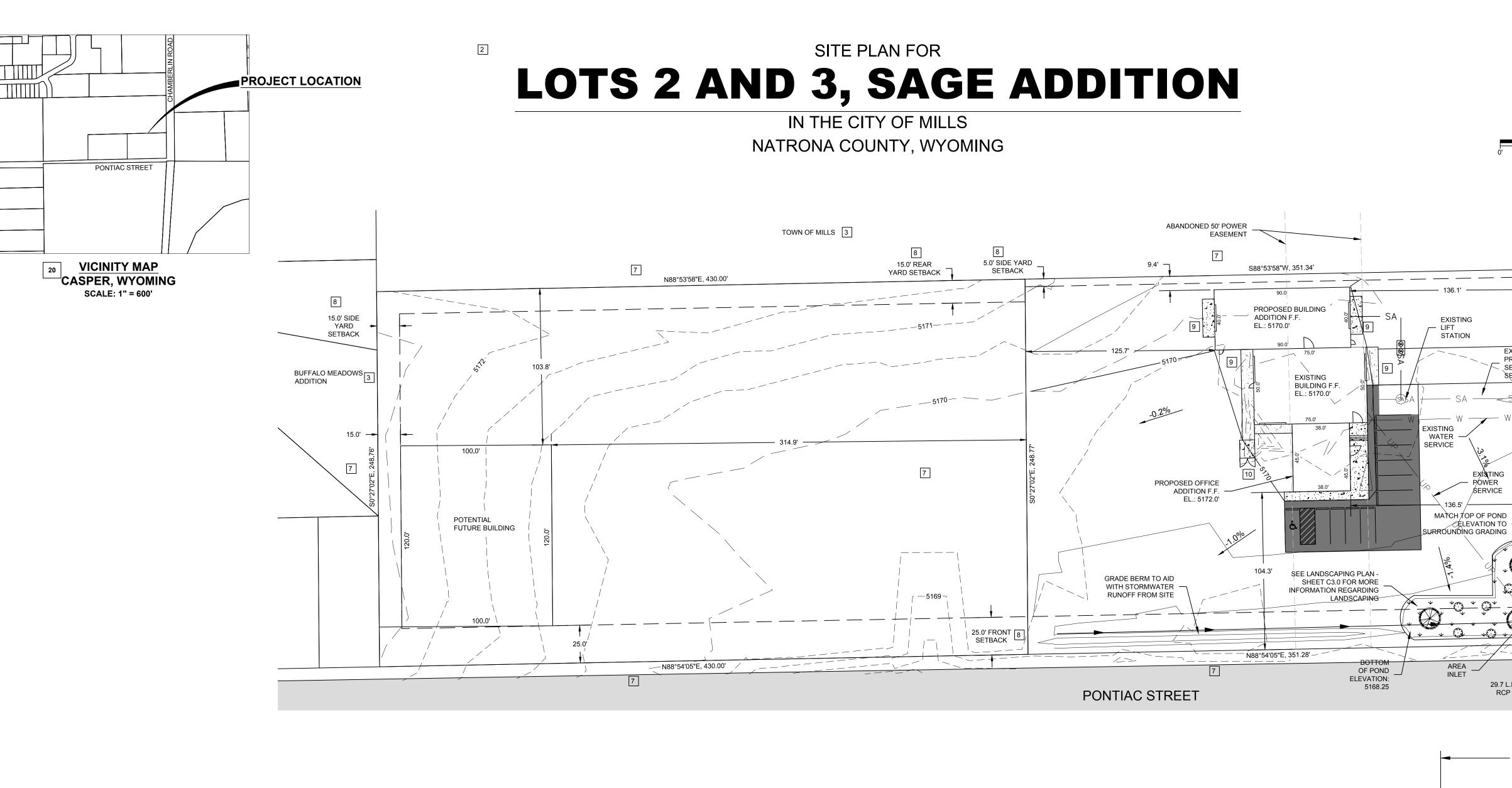
□ RECOVERED ALUMINUM CAP

RECOVERED ALUMINUM CAP

LEGEND

	RIGHT OF WAY
	PROPERTY LINES
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	EDGE EXISTING ASPHALT
	EXISTING WOOD FENCE
————	PROPOSED CHAINLINK FENCE
— G — G —	EXISTING GAS LINE
—— G ——— G ——	PROPOSED CRUDE MAIN
—— W ——— W ———	EXISTING WATER MAIN
—— w ——— w ——	PROPOSED WATER MAIN
—— SA ——— SA ——	EXISTING SANITARY MAIN
—— SA ——— SA ——	PROPOSED SANITARY MAIN
—— SW ——— SW ——	EXISTING STORM MAIN
—— SW ——— SW ——	PROPOSED STORM MAIN
—— OP ——— OP ——	OVERHEAD POWER LINE
— т — т —	TELEPHONE LINE
—— UP ——— UP ——	UNDERGROUND POWER
	EXISTING FIBEROPTIC LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOURS
	EXISTING MINOR COUNTOURS
. ✓.	EXISTING CONCRETE SURFACING
	PROPOSED CONCRETE SURFACING
	EXISTING ASPHALT SURFACING
	PROPOSED ASPHALT SURFACING
\forall \forall \forall	PROPOSED LANDSCAPING





△ ECS CONTROL POINT PROPERTY LINES ■ ELECTRICAL VAULT **EXISTING CENTERLINE** FIBER OPTIC PEDESTAL PROPOSED CENTERLINE EDGE EXISTING ASPHALT PROFILE FIRE HYDRANT EXISTING WOOD FENCE FLARED END SECTION PROPOSED CHAINLINK FENCE G GAS METER — G — G — EXISTING GAS LINE E CATCH BASIN — G — G PROPOSED CRUDE MAIN GUY WIRE ANCHOR — W — W — EXISTING WATER MAIN — W — W — PROPOSED WATER MAIN SA SANITARY SEWER MANHOLE ----- SA ------ SA ----- **EXISTING SANITARY MAIN** SANITARY SEWER CLEAN OUT —— SA ——— SA ——— PROPOSED SANITARY MAIN ■ IRRIGATION VALVE BOX —— SW ——— SW —— **EXISTING STORM MAIN** (SW) STORM SEWER MANHOLE —— SW ——— SW ——— PROPOSED STORM MAIN TELEPHONE MANHOLE — ⊤ — ⊤ — TELEPHONE LINE BORE HOLE LOCATION —— — EXISTING FIBEROPTIC LINE □ WATER TEE PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR ⋈ WATER VALVE — — — — EXISTING MAJOR CONTOURS **EXISTING MINOR COUNTOURS** EXISTING CONCRETE SURFACING SINGLE SIGN POST BOLLARD PROPOSED CONCRETE SURFACING ☐ RECOVERED ALUMINUM CAP EXISTING ASPHALT SURFACING RECOVERED REBAR

LEGEND

RIGHT OF WAY

PROPOSED ASPHALT SURFACING

PROPOSED LANDSCAPING

SYMBOLS

TREE

SITE PLAN CHECKLIST

1. LEGAL DESCRIPTION: LOT 2 AND 3 SAGE ADDITION

280 CHAMBERLIN RD, MILLS, WY 82601

2. TITLE BLOCK: AS SHOWN

3. SURROUNDING PROPERTY OWNERS: CITY OF MILLS (NORTH): MOBILE CONCRETE (EAST AND SOUTH): BUFFALO

4. SURROUNDING LAND USES: I-1: LIGHT INDUSTRIAL (NORTH, SOUTH, & EAST): R-1: SINGLE FAMILY DWELLING

5. CURRENT ZONING: I-1: LIGHT INDUSTRIAL

6. NORTH ARROW, PLAN SCALE, AND DATE: AS SHOWN

7. LOT DIMENSIONS: AS SHOWN AND AS CONCURRENT PLATTING

8. SETBACKS AND BUILDING HEIGHT: AS SHOWN (5' SIDE YARD, 15' REAR YARD SETBACKS, 25' FRONT SETBACKS) 27'-6" MAX BUILDING HEIGHT

9. LOADING DOCK AREAS AND TRAFFIC FLOW: AS SHOWN 10. TRASH RECEPTACLES: AS SHOWN

11. ADVERTISING AND SIGNS: NONE

12. SCREENING DEVICES: NONE

13. EXTERIOR LIGHTING: TO BE DETERMINED ON BUILDING, NO PROPOSED PARKING LOT LIGHTING

14. ADJACENT STREETS: AS SHOWN (CHAMBERLIN ROAD AND PONTIAC STREET) 15. EXISTING AND PROPOSED CURB CUTS AND SIDEWALKS: AS SHOWN

16. OFF STREET PARKING LAYOUT AND TRAFFIC CONTROL: NONE REQUIRED 17. CURBING LOCATION: AS SHOWN

18. GROUND SURFACING: AS SHOWN 19. EXISTING AND PROPOSED EASEMENTS: NONE

20. VICINITY MAP: AS SHOWN

21. GENERAL NOTES:

A. TOTAL LAND AREA: 2.0 ACRES (87,392 SQUARE FEET) B. TOTAL BUILDING FOOTPRINT: 9,060 SQ FT

C. TOTAL BUILDING ADDITION FOOTPRINT: 5,310 SQ FT D. LAND COVERED BY BUILDINGS: 10.4%

E. BUILDING HEIGHT: 27' - 6"

F. NUMBER OF STORIES AND SQUARE FOOTAGE OF LEASABLE SPACE: SINGLE STORY 1,710 SQ FT OFFICE SPACE; SINGLE STORY 3,600 SQ FT SHOP AREA.

G. PARKING SPACES PROPOSED: 14 - 10'x24' PARKING SPOTS

H. SQUARE FOOTAGE OF PARKING AREA: 5,636 SQ FT

I. PERCENTAGE OF LAND COVERED BY PARKING: 6.4% J. SQUARE FOOTAGE OF ALL LANDSCAPE AREAS: 3,987 SQ FT

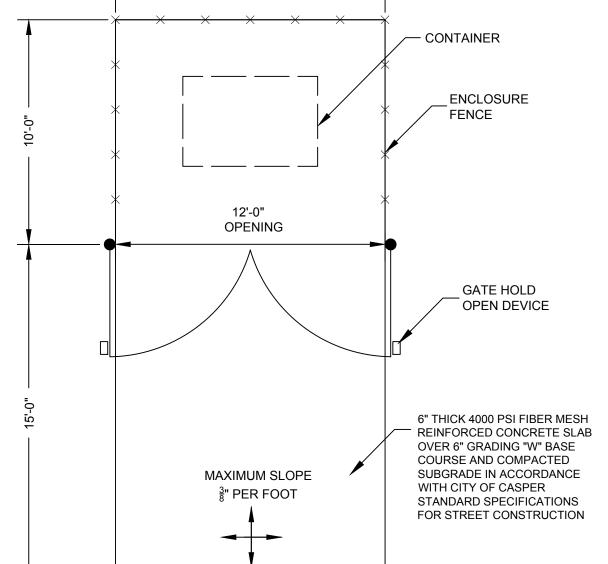
K. SITE COVERED BY LANDSCAPING: 4.6%

22. NUMBERING ITEMS PER CHECKLIST: AS SHOWN

23. EXISTING AND PROPOSED CONTOURS: EXISTING AND PROPOSED CONTOURS AS SHOWN

24. ELEVATIONS OF BUILDINGS TO BE CONSTRUCTED: 5170.0' 25. SURFACE DRAINAGE STUDY: INCLUDED SEPARATELY

26. PAVEMENT DESIGN REPORT: NOT INCLUDED 27. TRAFFIC STUDY: STUDY NOT REQUIRED



29.7 L.F. OF 12"

RCP @ 33.7%

SCALE: 1" = 20'

FRONT SETBACK

PRESSURE

SERVICE

EXISTING 60" RCP STORM

SEWER LINE @ 0.59% (PER

> EX SWMH T.E.: 5168.26 I.E.: 5151.43

EXISTING STORM SEWER MATCHING CROWN ELEVATIONS @

> EXISTING 60" RCP STORM SEWER LINE @ 0.61% (PER RECORD DRAWINGS)

MINIMUM STANDARDS FOR COMMERCIAL SANITATION CONTAINER FACILITY NOT TO SCALE

1. PROVIDE FOR STRAIGHT APPROACH TO

CONTAINER BY SERVICE VEHICLE.

2. PROVIDE FOR A MINIMUM OVERHEAD CLEARANCE OF 15' ABOVE GRADE.

3. ORIENT TO MINIMIZE BACKING MOVEMENTS REQUIRED BY SERVICE VEHICLE.

NOTES:

TREE △ ECS CONTROL POINT ■ ELECTRICAL VAULT FIBER OPTIC PEDESTAL

FIRE HYDRANT PROFILE FIRE HYDRANT FLARED END SECTION

G GAS METER E CATCH BASIN GUY WIRE ANCHOR

SA SANITARY SEWER MANHOLE SANITARY SEWER CLEAN OUT

■ IRRIGATION VALVE BOX (SW) STORM SEWER MANHOLE

☆ STREET LAMP TELEPHONE MANHOLE

BORE HOLE LOCATION

□ WATER TEE

⋈ WATER VALVE

SINGLE SIGN POST

BOLLARD

□ RECOVERED ALUMINUM CAP RECOVERED REBAR

LEGEND

RIGHT OF WAY

PROPERTY LINES EXISTING CENTERLINE PROPOSED CENTERLINE EDGE EXISTING ASPHALT EXISTING WOOD FENCE PROPOSED CHAINLINK FENCE — G — G — EXISTING GAS LINE — G — G — PROPOSED CRUDE MAIN — W — W — EXISTING WATER MAIN — W — W — PROPOSED WATER MAIN —— SA ——— SA —— **EXISTING SANITARY MAIN** —— SA ——— SA ——— PROPOSED SANITARY MAIN —— SW ——— SW —— **EXISTING STORM MAIN** —— SW ——— SW ——— PROPOSED STORM MAIN — ⊤ — ⊤ — TELEPHONE LINE —— — — — EXISTING FIBEROPTIC LINE PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR — — — — EXISTING MAJOR CONTOURS **EXISTING MINOR COUNTOURS** EXISTING CONCRETE SURFACING PROPOSED CONCRETE SURFACING EXISTING ASPHALT SURFACING PROPOSED ASPHALT SURFACING

PROPOSED LANDSCAPING

SITE PLAN CHECKLIST

1. LEGAL DESCRIPTION: LOT 2 AND 3 SAGE ADDITION

280 CHAMBERLIN RD, MILLS, WY 82601 2. TITLE BLOCK: AS SHOWN

3. SURROUNDING PROPERTY OWNERS: CITY OF MILLS (NORTH): MOBILE CONCRETE (EAST AND SOUTH): BUFFALO

4. SURROUNDING LAND USES: I-1: LIGHT INDUSTRIAL (NORTH, SOUTH, & EAST): R-1: SINGLE FAMILY DWELLING

5. CURRENT ZONING: I-1: LIGHT INDUSTRIAL

6. NORTH ARROW, PLAN SCALE, AND DATE: AS SHOWN

7. LOT DIMENSIONS: AS SHOWN AND AS CONCURRENT PLATTING

8. SETBACKS AND BUILDING HEIGHT: AS SHOWN (5' SIDE YARD, 15' REAR YARD SETBACKS, 25' FRONT SETBACKS) 27'-6" MAX BUILDING HEIGHT

9. LOADING DOCK AREAS AND TRAFFIC FLOW: AS SHOWN 10. TRASH RECEPTACLES: AS SHOWN

11. ADVERTISING AND SIGNS: NONE

12. SCREENING DEVICES: NONE

13. EXTERIOR LIGHTING: TO BE DETERMINED ON BUILDING, NO PROPOSED PARKING LOT LIGHTING

14. ADJACENT STREETS: AS SHOWN (CHAMBERLIN ROAD AND PONTIAC STREET) 15. EXISTING AND PROPOSED CURB CUTS AND SIDEWALKS: AS SHOWN

16. OFF STREET PARKING LAYOUT AND TRAFFIC CONTROL: NONE REQUIRED

17. CURBING LOCATION: AS SHOWN 18. GROUND SURFACING: AS SHOWN

19. EXISTING AND PROPOSED EASEMENTS: NONE 20. VICINITY MAP: AS SHOWN

21. GENERAL NOTES:

A. TOTAL LAND AREA: 2.0 ACRES (87,392 SQUARE FEET) B. TOTAL BUILDING FOOTPRINT: 9,060 SQ FT

C. TOTAL BUILDING ADDITION FOOTPRINT: 5,310 SQ FT D. LAND COVERED BY BUILDINGS: 10.4%

E. BUILDING HEIGHT: 27' - 6"

F. NUMBER OF STORIES AND SQUARE FOOTAGE OF LEASABLE SPACE: SINGLE STORY 1,710 SQ FT OFFICE SPACE; SINGLE STORY 3,600 SQ FT SHOP AREA.

G. PARKING SPACES PROPOSED: 14 - 10'x24' PARKING SPOTS H. SQUARE FOOTAGE OF PARKING AREA: 5,636 SQ FT

I. PERCENTAGE OF LAND COVERED BY PARKING: 6.4%

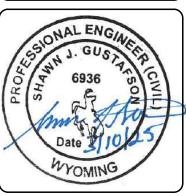
J. SQUARE FOOTAGE OF ALL LANDSCAPE AREAS: 3,987 SQ FT

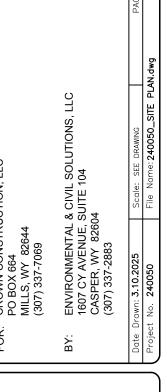
K. SITE COVERED BY LANDSCAPING: 4.6% 22. NUMBERING ITEMS PER CHECKLIST: AS SHOWN

23. EXISTING AND PROPOSED CONTOURS: EXISTING AND PROPOSED CONTOURS AS SHOWN

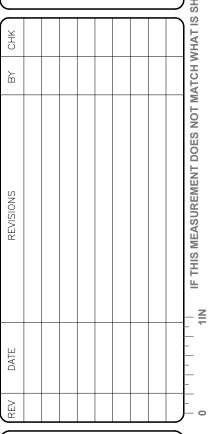
24. ELEVATIONS OF BUILDINGS TO BE CONSTRUCTED: 5170.0' 25. SURFACE DRAINAGE STUDY: INCLUDED SEPARATELY

26. PAVEMENT DESIGN REPORT: NOT INCLUDED 27. TRAFFIC STUDY: STUDY NOT REQUIRED



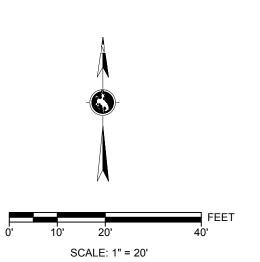


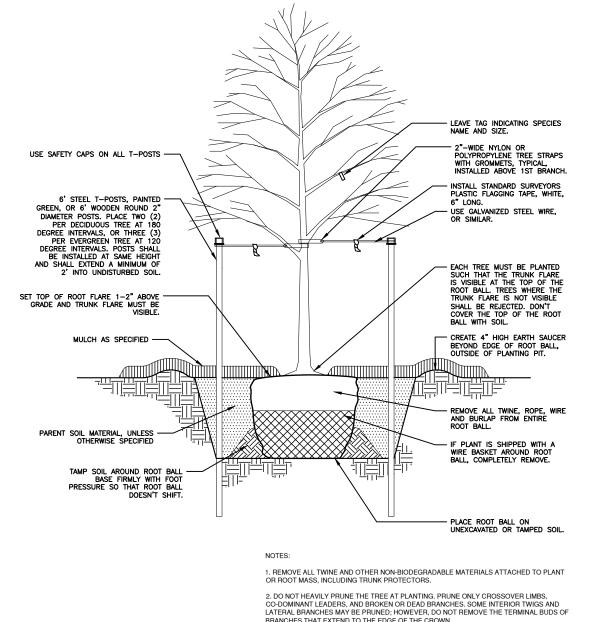
DRAWINGS)



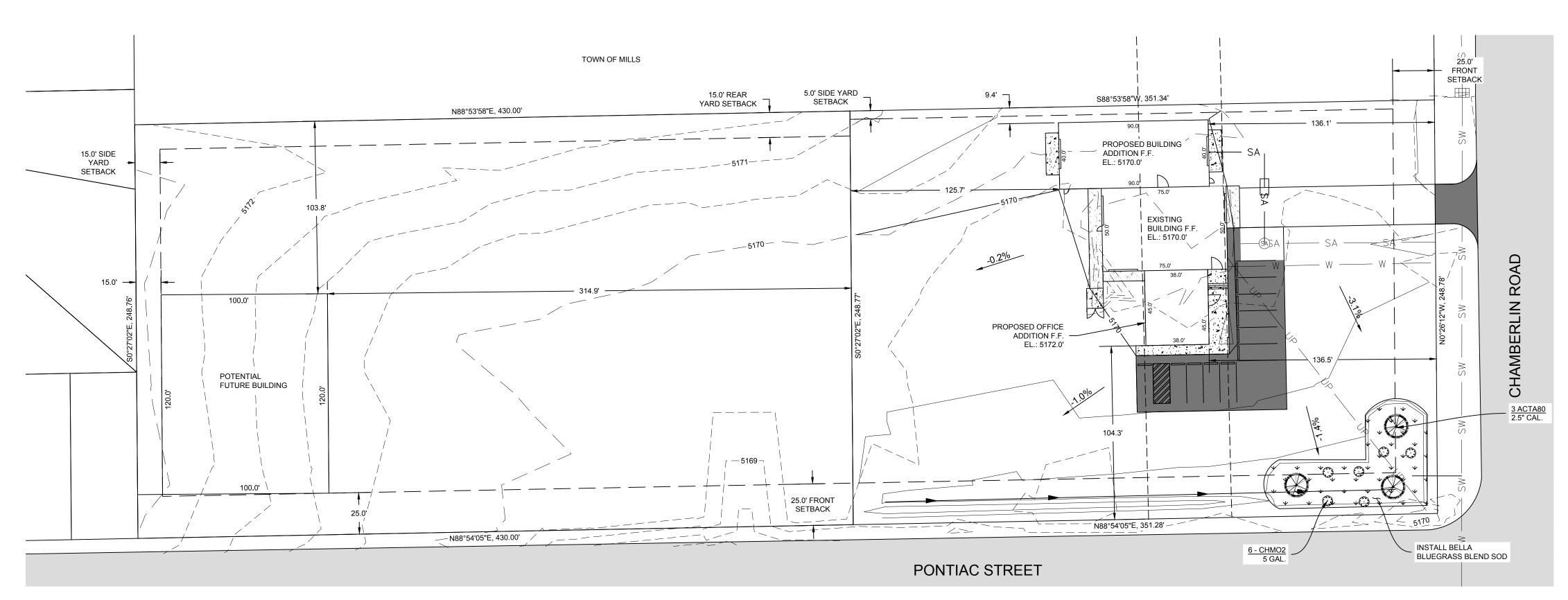
LOTS 2 AND 3, SAGE ADDITION

IN THE CITY OF MILLS NATRONA COUNTY, WYOMING





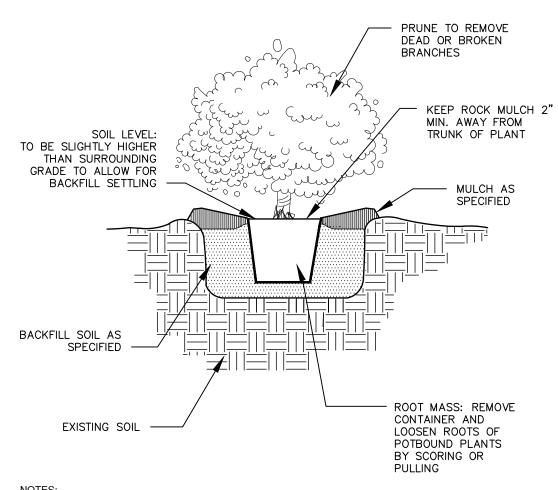
TYPICAL TREE PLANTING



LANDSCAPING NOTES

- 1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION, EXCAVATION, OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PREPARED AND SEEDED OR SODDED AS SPECIFIED. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING
- TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING, AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC THAT RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUNDCOVER OR GRADE. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL OTHER CONTRACT DOCUMENTS TO DETERMINE FULL SCOPE OF POTENTIAL SITE DISTURBANCE TO BE RECLAIMED.
- THE INSTALLATION OF LAWNS, PLANT MATERIAL AND IRRIGATION SYSTEM SHALL BE PERFORMED BY ONE CONTRACTOR. CONTRACTOR SHALL FURNISH REQUIRED PLANT MATERIALS, INCLUDING TREES, SHRUBS, GRASSED, AND PERENNIALS OF ALL DESCRIPTIONS, FOR THE PROJECT IN ACCORDANCE WITH THE PLANS
- AND SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE ARCHITECT IMMEDIATELY. NO TREES SHALL BE PLANTED CLOSER THAN 10' TO A FIRE HYDRANT. ADJUST LAYOUT IF NECESSARY.
- NO TREE OR SHRUB SHALL BE PLANTED OVER OR WITHIN 10' LATERALLY FROM ANY SEWER OR WATER LINES OR 4' LATERALLY FROM GAS LINES. ADJUST LAYOUT IF NECESSARY.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT FROM CITY'S DEVELOPMENT OFFICE. CONTRACTOR TO LEAVE SPECIES LABEL ON PLANT FOR CITY STAFF INSPECTORS. 10. CONTRACTOR SHALL PROVIDE PLANTS FREE FROM INSECTS AND DISEASES, SUN-SCALD INJURIES, ABRASIONS OF THE BARK, OR OTHER OBJECTIONABLE BLEMISHES. WEAK AND/OR DISFIGURED
- 11. CONTRACTOR SHALL PROVIDE FIELD GROWN NURSERY TREES, DUG WITH A BALL OF EARTH STILL INTACT IN WHICH THEY ARE GROWING, WRAPPED IN BURLAP OR OTHER SUITABLE MATERIAL TO
- COMPLETELY COVER THE ROOT BALL WITH A LACING OR OTHER BALL SUPPORTING DEVICE ON THE OUTSIDE TO HOLD THE BALL IN A FIRM, RIGID CONDITION. 12. CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWN. THEY SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY
- GROWING CONDITION. THE PLANTS SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL
- 13. ALL 1.5-2" CALIPER DECIDUOUS TREES SHALL HAVE A SINGLE LEADER, 12-14' HEIGHT, BRANCHING AT 6-7' HEIGHT WITH A UNIFORM CANOPY BRANCHING, BRANCH ANGLES SHALL BE NO LESS THAN
- 14. ALL 6-8' TALL EVERGREEN TREES SHALL HAVE A HEIGHT TO SPREAD RATIO OF 5:3, WITH A SINGLE LEADER.
- 15. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN CONFORMANCE WITH STATE AND FEDERAL LAWS WITH RESPECT TO INSPECTION FOR PLANT DISEASE AND INFECTIONS.
- 16. CONTRACTOR SHALL PROVIDE INSPECTION CERTIFICATES REQUIRED BY LAW WITH EACH SHIPMENT, INVOICE, OR ORDER OF STOCK TO THE OWNER.
- 17. PLANT MATERIALS FOR THIS PROJECT ARE SUBJECT TO INSPECTION BEFORE, DURING, AND POST PLANTING. DAMAGED PLANT MATERIAL, CONTAINERS, OR LOOSE, TORN, AND BROKEN ROOT BALLS WILL NOT BE APPROVED BY THE OWNER AND WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND MUST BE REMOVED FROM THE STORAGE AREA OR PROJECT 18. MAINTENANCE SERVICES TO BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR WILL BE EXPECTED TO FURNISH SERVICE AND MAINTENANCE OF ALL PLANTED AREAS THROUGH FINAL
- COMPLETION OF PROJECT OR AS REQUIRED PER THE REQUIREMENTS OF THE PROJECT WARRANTY PERIOD. 19. ALL PLANT MATERIALS SHALL BE CERTIFIED BY THE STATE DEPARTMENT OF AGRICULTURE TO ASSURE THEM TO BE FREE OF DISEASE OR HAZARDOUS INSECTS.
- 20. ALL FERTILIZER SHALL BE DELIVERED IN WATER PROOF BAGS SHOWING WEIGHT, CHEMICAL ANALYSIS, AND THE NAME OF THE MANUFACTURER.
- 21. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN THEIR ORIGINAL CONTAINERS WITH ALL LABELS INTACT AND LEGIBLE. 22. CONTRACTOR WILL BE RESPONSIBLE TO PROTECT AND MAINTAIN PLANT LIFE DURING THE STORAGE PERIOD PRIOR TO PLANTING.
- 23. INSTALLATION OF PLANT LIFE WILL NOT BE PERMITTED WHEN THE AMBIENT TEMPERATURES MAY DROP BELOW 35°F OF RISE ABOVE 90°F.
- 24. CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY. WARRANTY TO INCLUDE COVERAGE FOR ONE ENTIRE GROWING SEASON FOR ALL DEAD OR UNHEALTHY PLANTINGS. ALL REPLACEMENT PLANTS SHALL BE REQUIRED TO BE OF THE SAME SIZE AND SPECIES AS SPECIFIED IN THE PLANT SCHEDULE, PLANTED IN THE FOLLOWING GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON THE DATE OF PLACEMENT.
- 25. SOIL MATERIALS:
- ALL SOIL BACKFILL WILL BE FREE OF ROCKS LARGER THAN 1.5", STICKS, ROOTS, AND OTHER DEBRIS.
- TOPSOIL TO BE STERILE, WEED FREE, PROCESSED, AND PASSED THROUGH A 3/4" SCREEN. • 4" OF TOPSOIL TO BE INSTALLED IN ALL NEW SITE LANDSCAPE AREAS, NATIVE GRASS PLANTINGS, AND PLANTING RINGS OR IN ANY AREAS DESIGNATED IN THE PLANS FOR CONSTRUCTION.
- 26. SOIL AMENDMENT MATERIALS:
 - COMPOST SHALL BE 'GLACIER GOLD', 'SOIL PROP', OR AN APPROVED EQUAL. FERTILIZER SHALL BE 100% ORGANIC, TRANSPLANT ROOT STIMULATOR: 'BIOPLEX TRANSPLANT CONCENTRATE' OR APPROVED EQUAL
 - 27. BOULDERS ENCOUNTERED DURING EXCAVATION FOR THE PROJECT SITE SHALL BE HANDLED TO PREVENT SCARRING AND USED AS PART OF THE LANDSCAPING SCHEME. PLACE AS DIRECTED BY THE OWNER.
 - 28. WEED BARRIER FABRIC SHALL BE WOVEN POLYPROPYLENE FABRIC, 4.75 OZ. SQ./YD. OR HEAVIER WITH METAL LANDSCAPE PINS. DO NOT INSTALL WEED BARRIER UNDER PERENNIALS AND
 - 29. CONTRACTOR SHALL USE 1.5" DIA. ROUND POSTS WITH TAPERED END. 8.0' IN LENGTH OR DUCKBILL ANCHORS FOR TREE ANCHORING.
 - 30. CONTRACTOR SHALL USE 3 ANCHORS FOR DECIDUOUS TREES, 3 ANCHORS FOR CONIFEROUS TREES WITH WEBBING OR RUBBER TREE TIES MANUFACTURED SPECIFICALLY FOR USE ON TREES. 31. CONTRACTOR WILL BE RESPONSIBLE TO REMOVE ALL ANCHORING AT THE END OF ONE CONTINUOUS GROWING SEASON.
 - 32. LANDSCAPE AREAS SHALL BE IRRIGATED PER CITY OF GILLETTE STANDARDS. CONTRACTOR SHALL COORDINATE PERMANENT UNDERGROUND IRRIGATION SYSTEM LAYOUT WITH PLANTINGS. 33. CONTRACTOR TO MAINTAIN CURRENT SET OF IRRIGATION AS-BUILT DRAWINGS TO BE SUBMITTED UPON COMPLETION OF PROJECT TO ARCHITECT.
 - 34. AREAS THAT ARE TOO SMALL TO BE DRILL SEEDED SHALL BE BROADCAST, RAKED IN, AND ROLLED.

 - 35. CONTRACTOR TO PROVIDE FULL IRRIGATION AND EDGING SUBMITTAL WITH SHOP DRAWINGS OF LANDSCAPING AND IRRIGATION LAYOUT TO ARCHITECT. 36. STREET LIGHTING SHALL BE ORNAMENTAL STREET LIGHTING, NO GLOBE LIGHTING. ORNAMENTAL STREET LIGHTING SHALL MEET CURRENT STREET LIGHTING STANDARD SPECIFICATIONS.
 - 37. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



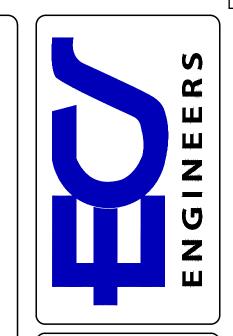
1. REMOVE ALL TWINE AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS, INCLUDING TRUNK PROTECTORS.

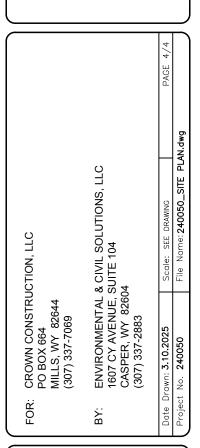
2. LEAVE TAG INDICATING SPECIES NAME.

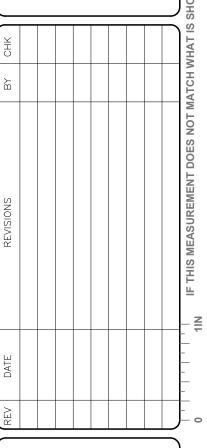
TYPICAL SHRUB PLANTING

PLANT S	SCHEDU	LE			
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY.
A CONTRACTOR OF THE PARTY OF TH	ACTA80	ACER GINNALA AMUR MAPLE	2.5" CAL.	B&B	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT	QTY.
تر _{کو ک} ی کیا	CHMO2	CHRYSOTHAMNUS MOLESTUS RABBITBRUSH	5 GAL.	POT	6

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
* * *	BELLA BLUEGRASS BLEND SOD	3,986 SF









February 11, 2025

MILLS P&Z AND MILLS CITY COUNCIL

RE: SAGE ADDITION MINOR BOUNDARY ADJUSTMENT

I have reviewed the easement document that was recorded May 6th, 1948, in book 40, page 88, Natrona County records. This easement was granted by Edward Treglown to the United States of America. The easement dedicated a 50' wide easement for a power transmission line. Since it was granted to the United States it would virtually be impossible to get a written vacation of the easement from them. It should also be noted that in item #5 on the easement document it states that "The owner reserves the right to cultivate, use and occupy said premises for any purpose consistent with the rights and privileges above which will not interfere with or endanger any of the equipment....." It also states that "In case of permanent abandonment of said right of way, the title and interest herein granted shall end." Easements in some cases may be terminated by abandonment under certain circumstances. One action that can qualify as intent for abandonment, amongst others, is non-use of the easement for an extended period of time even though the grantee of the easement had an extended period of access to the easement. The transmission line was never constructed, and the easement has been unused for 77 years. This could explain why the existing building was constructed within the easement. It is my opinion that this easement has in fact been abandoned by non-use and should not be an issue for the applicant to proceed with the site plan as originally submited.

Steven Granger PLS

WEB: www.ecsengineers.net

REPORT MAY 5 . 9 AT 3:35 AT THE TAIL THE BEST STATE OF ACCOUNTS AND AC

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

Contract and Grant of Easement

THIS CONTRACT, made this 27 day of December , 1948, pursuant to the Act of Congress approved June 17, 1902 (32 Stat., 388), and acts amendatory there of or supplementary thereto, between THE UNITED STATES OF AMERICA, bereinafter referred to as United States, and Edward J. Treglown and Marie L. Treglown, husband, and wife, whose address is 528 So. Lincoln St., Casper, Wyoming.

hereinafter collectively referred to as Vendor:

TITRESSETH:

The following grant and the following mutual covenants by and between the

1. For the consideration hereinafter expressed Vendor does hereby grant unto the United States, its successors and assigns, the right, privilege and easement to construct, operate and maintain an electric transmission line, with all poles, cross arms, cables, wires, guys, supports, fixtures and devices, used or useful in the operation of said line, through, over and across the following described land situate in the County of Natrona State of Wyoming to-wit:

SWINE Section 12,

Township 33 North , Range 80 West of the 5th Principal Meridian.

The center line of the route of said line of poles and wires to be erected across said lands shall be as follows: Beginning on the East sixteenth line of Section 12, T. 33 N., R. 80 West of the 6th P. M. at a point situate 409 feet Southerly from the Northeast sixteenth corner; thence North 890 12' 30" East a distance of 185 feet to an angle point; thence South 00 47' 30" East a distance of 959.2 feet to a point on the East-West center line of said Section 12, situate 1076.4 feet Easterly from the center quarter corner. Cream is to engineering data.

Office Regules of Business

2. Said transmission line and every part thereof shall, where it crosses vendor's land, be confined to lands within 25 feet of either side of the hereinabove described center line, except that the United States shall have the right and privilege of placing and maintaining guys and anchorages at greater distances from said center line where reasonably necessary to support said transmission line.

5. The grant of easement herein contained shall include the right to enter upon said premises, survey, construct, maintain, operate, control and use said transmission line and to remove objects interfering therewith, and the right to permit the attachment of wires of others. Vendor reserves the right to cultivate, use and co-cupy said premises for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the equipment of the United States or the use thereof. In case of permanent abandonment of said right of way, the title and interest herein granted shall end, cease and determine. The United States shall use due care in the construction and maintenance of said transmission line.

88.-

way for highways, roads, railroads, canals, laterals, ditches, other electrical transmission lines and telegraph and telephone lines covering any part of the above described land.

5. As complete consideration for the above grant of easement, the United States agrees to pay Vondor the sum of One hundred seventeen and No/100 Dollars (\$117.00)

AC No member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit that may arise herefrom, but this restriction shall not be construed to extend to this contract if made with a corporation or company for its general benefit.

IN WITHESS WHEREOF, the parties hereto have caused this agreement to be ex-

,			•	
*		THE UNITED ST	ATES OF AMERIC	Á
	Ву	Dan.	Mhan	_
		District	Vanabar	1
Vendor	-		pdor	·
	7	Marien	f y red	evr.
Vendor	* 3 ²	Yel	ndor (/e-	
	. •			

BTATE OF AYOMINE

COUNTY OF Matrona

On this 27th day of <u>December</u>, 19 118, before me personally the Edward J. Treylown and Marie L. Treylown, husband and wife.

inors is be built the person a described in and who executed the foregoing instrument and some ledged to me that they executed the same.

Fifthes my hand and seal the day and year last above written.

(Notary Public)

My Commission Expires August 27, 1732

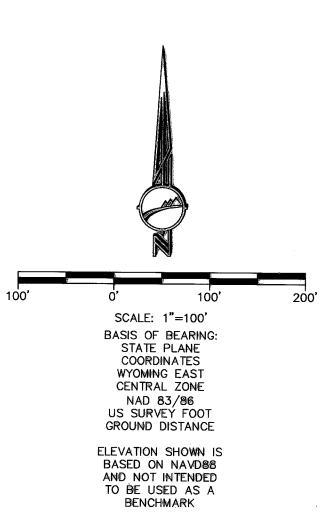
BOATRIGHT ADDITION

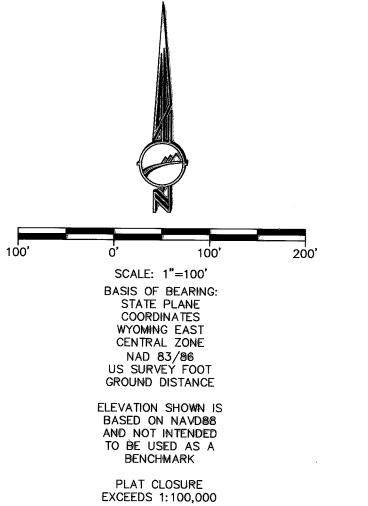
<u>LEGEND</u>

- O RECOVERED BRASS CAP
- ☐ RECOVERED ALUM. CAP OR AS NOTED
- SET 5/8"X24" REBAR W/ ALUM. CAP REPLAT BOUNDARY
- \$88.54'04"W, 443.30' MEASURED BEARING & DISTANCE (S&9"33'W, 443.51')

FOSSIL CREEK ADDITION NO. 2

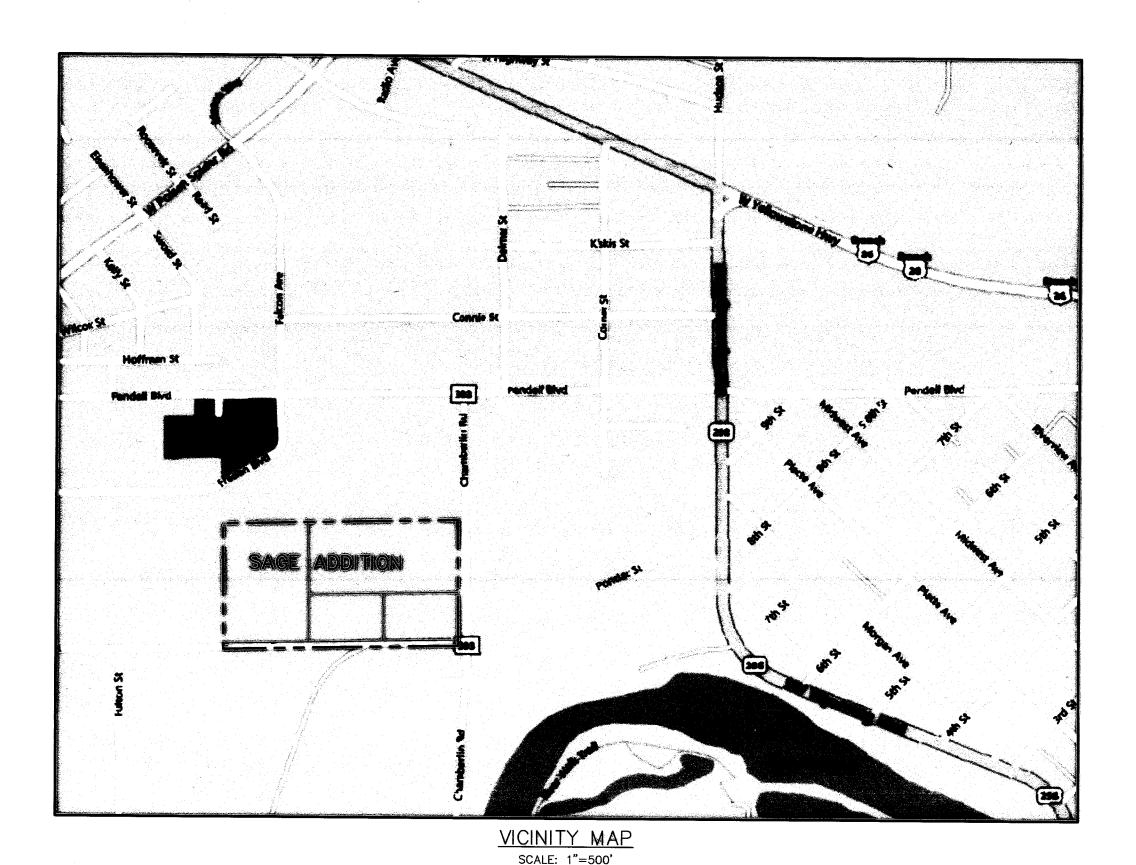
> RECORD BEARING (GEODETIC) & DISTANCE







ENGINEERING . SURVEYING 200 PRONGHORN, CASPER, WY. 82601 W.D. No. 16856-05 DATE: 10-16-19 FILE NAME: REPLAT



APPROVALS

Approved by the Town Council of the Town of Mills, Wyoming by Resolution No. 2019.54 approved this 15 day of October 2019.

Inspected and Approved this 15th day of October 2019.



10/30/2019 8:33:48 AM NATRONA COUNTY CLERK Tracy Good 1072368

"SAGE ADDITION" TO THE TOWN OF MILLS, WYOMING A VACATION AND REPLAT OF TRACT 2, R.L. MANNING & LOWER ADDITION BEING A PORTION OF THE S1/2SW1/4NE1/4, SECTION 12 TOWNSHIP 33 NORTH, RANGE 80 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

PLAT OF

DEDICATION STATEMENT

PAGE 1 OF 1

The Town of Mills and Silvertip Property, LLC hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Tract 2, R.L. Manning & Lower Addition to the Town of Mills, located in the S1/2SW1/4NE1/4, Section 12, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southwesterly corner of the property being described and the C1/4 corner of said Section 12; thence from said Point of Beginning and along the westerly line of the Parcel being described and the westerly line of said S1/2SW1/4NE1/4, Section 12 and the easterly line of the Buffalo Addition, N0°31'22"W, 654.51 feet to the northwesterly corner of said Parcel and the northwesterly corner of said S1/2SW1/4NE1/4, Section 12; thence along the northerly line of the Parcel being described and the northerly line of said S1/2SW1/4NE1/4 and the southerly line of Freden Addition Lots 25 & 26 and Freden Addition Lot 5, Block 5, N88°50'34"E, 1225.57 feet to the northeasterly corner of said parcel and a point in and an intersection with the westerly right-of-way line of Chamberlin Road; thence along the easterly line of the Parcel being described and the westerly right—of—way line of said Chamberlin Road, S0°26'11"E, 655.77 feet to the southeasterly corner of said Parcel and a point in and an intersection with the southerly line of said S1/2SW1/4NE1/4; thence along the southerly line of the Parcel being described and the southerly line of said S1/2SW1/4NE1/4, Section 12, S88°53'58"W. 1224.57 feet to the Point of Beginning and containing 18.424 acres, more or less.

The vacation and replat of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors of said lands; the name of said vacation and replat shall be known as "Sage Addition", to the Town of Mills, Wyoming. All streets as shown hereon are hereby or have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

TOWN OF MILLS P.O. Box 789 Mills, Wyoming 82644 SILVERTIP PROPERTY, LLC 4009 W. 39th Street Casper, Wyoming 82604

SILVERTIP PROPERTY, LLC 4009 W. 39th Street Casper, Wyoming 82604

RUSTIN L. ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF WYOMING

COUNTY OF NATRONA The foregoing instrument was acknowledged before me by Seth Coleman, Mayor, Town of Mills this

Witness my hand and official seal.

My commission expires: Dec. 7, 202

STATE OF WYOMING

COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by Rustin L. Anderson, Managing Member of Silvertip Porperty, LLC this day of October, 2019.

Witness my hand and official seal.

My commission expires: JUNE 20, 2021

STATE OF WYOMING

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by Lyle C. Vinich, Managing Member of Silvertip Porperty, LLC this day of October, 2019.

Witness my hand and official seal.

My commission expires: Vune 20, 2021

STATE OF WYOMING

COUNTY OF NATRONA

CERTIFICATE OF SURVEYOR

l, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the months of September and October, 2019, and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



STATE OF WYOMING

COUNTY OF NATRONA

The foregoing instrument was acknowledged before me by Paul R. Svenson this 1774 day of OCTOBER, 2019.

Witness my hand and official seal.

My commission expires: √uN € 20, 2021



.

February 13, 2025

Matt Williams, P.E. City Engineer, City of Mills, 704 4th Street, Mills, WY 82604



Vinich Building - Site Drainage

Mr. Williams,

ECS Engineers has produced an infrastructure site plan design for the Vinich Building Addition located at 280 Chamberlain Road in the City of Mills. The proposed development will take place on Lot 2 of the Sage Addition to the City of Mills, while Lot 3 is also owned, no development is currently planned on that lot. The proposed addition will involve a 1,700 square foot addition on the south side of the existing building on site, with a future 3,600 square foot addition also in consideration. This development will also involve the installation of concrete sidewalks around the building, and an asphalt parking area that will meet City of Mills requirements. The property is currently developed with a single warehouse building on the site, approximately 3,750 square feet, with the remainder of the property having gravel surfacing and primarily used for equipment storage. The completion of this development will require minor grading improvements across the site, therefore, ECS has compilated stormwater calculations to estimate the changes this construction will have on the stormwater runoff from the site, and attempt to mitigate the impact of these changes on neighboring lots. A copy of the Sage Addition plat and a full set of plans have been included in the Appendix of this report.

Existing Conditions

The Vinich Building is located on Lot 2 of the Sage Addition to the City of Mills, Wyoming. This lot is approximately 2.23 acres in size, and is bounded to the north by Lot 1 of the same subdivision, to the west by Chamberlain Road, to the south by Pontiac Street, and to the east by Lot 3 of the same subdivision. Lot 3 is owned by the same individual, however no development is currently planned for that portion of the property.

The nearest stormwater infrastructure to the project site is located adjacent to the east side of the property. There is a 60" RCP storm sewer that flows southward along the west side of Chamberlain Road before outfalling into the North Platte River approximately 700 feet to the southeast of the project site. There is a catch basin for this storm sewer line located near the northeast corner of the subject property.

Currently, the gradient slopes towards the southeast corner of the project site, with less than two feet of elevation difference between the northwest corner and southeast corner of the site. There appears to be a berm along the fence at the southern edge of the site, that prevents drainage from flowing onto

Pontiac Street, and instead it appears that drainage is directed towards the southwest corner where it is detained and released at the Pontiac Street and Chamberlain Road intersection via overland flow. It appears that all drainage in the area tends to flow in a southeastern direction towards the North Platte River.

Proposed Conditions

The proposed development of the Vinich Building site will involve the construction of a 1,700 square foot addition on the south side of the existing structure, with a future 3,600 square foot addition planned for the north side. This development will also include asphalt parking being constructed around the south and east sides of the building, as well as sidewalk being constructed around the west, south and east sides. A trash-pad is planned near the southwest corner of the building. This construction will require minimal grading alterations across the subject property, with the majority of the site already graded in the desired manner.

The addition to the Vinich Building and the improvements taking place around it will not include any underground storm sewer infrastructure, but will instead utilize overland flow and sheet flow to direct all anticipated stormwater runoff to the desired locations on the project site. Proposed grading on the project site was designed in a manner that minimized grades across the project site, thus reducing velocities of stormwater runoff, and ensuring a more effective design.

The goal of the site grading and drainage plan for this site is to direct post-development stormwater runoff in a southeasterly direction, with all runoff from the site ending up in a proposed detention pond in the southeast corner of the site. The existing conditions on site appear to let stormwater runoff from the site release onto Chamberlain Road. Therefore, the proposed detention pond will be designed in a manner that releases stormwater runoff from the site at a rate that does not exceed the predevelopment rate. Additional information regarding the grading and drainage on the site can be found on the site plan, which has been included in the Appendix of this report.

Stormwater Modeling

The project site was modeled using the SCS method via AutoDesk's Hydraflow Express extension for AutoCAD Civil 3D. Storm event intensities were obtained through NOAA's Atlas 2 Volume 2 sheets for the State of Wyoming. 6-hour and 24-hour events for 2-, 5-, 10-, 25-, 50-, and 100-year storm events were used, and plugged into the Hydraflow Express software. Additional variables including area, curve number (CN), and time of concentration (Tc) were calculated for each of the drainage basins on the project site. AutoDesk's Civil 3D catchment tool was used in order to delineate each drainage basin as well as to calculate time of concentration values. Both pre-development and post-development curve numbers were calculated based on the areas of each drainage basin, and the areas of individual types of surfacing both existing and proposed.

Hydrographs were then created for pre-development conditions using both 10- and 100-year storm frequencies. Peak runoff values were obtained from each of these hydrographs, and then plugged back into post-development hydrographs, along with post-development curve numbers, which then produced required storage volumes for stormwater runoff based on the existing peak runoff rate. This method ensures that post-development conditions on-site will not exceed pre-development discharge rates.

Item # 9.

The pre-development condition on the site resulted in an estimated peak discharge rate that totaled 7.57 cfs for the 10-year event, and 15.57 cfs for the 100-year event. The post-development conditions resulted in an estimated peak discharge rate that totaled 7.84 cfs for the 10-year event, and 15.79 cfs for 100-year event. These figures results in a required stormwater runoff storage capacity of 700 cubic feet for a 10-year event, and 504 cubic feet for a 100-year event.

Results and Recommendations

The stormwater runoff from the Vinich Building site will be directed in a manner where it flows to the southeast corner of the site using overland and sheet flow. The stormwater runoff will be detained in the southeast corner of the site, and released onto Chamberlain Road at a rate that does not exceed the pre-development discharge rate of the site.

Handling the stormwater runoff in this manner will ensure that discharge rates from the project site, under no storm condition, will exceed the pre-development rates. This ensures that neighboring properties and infrastructure will not be adversely affected by the improvements that are taking place on site.

The full set of pre-development and post-development hydrographs, a figure delineating the drainage basin boundaries, and a Vinich Building plan set can be found attached to this letter.

Respectfully,

Ryan Sohneman, E.I.T. Project Engineer

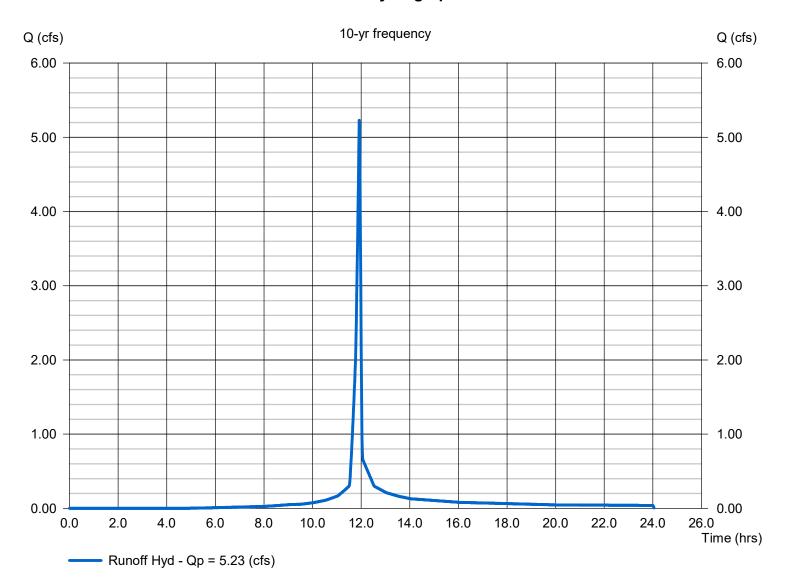
Rev.: Brian L. Chandler, P.E.

Monday, Feb 10 2025

Vinich Building - Catchment 1 Existing Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 5.230
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 0.940	Curve number (CN)	= 89
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 4.25	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 9,784 (cuft); 0.225 (acft)

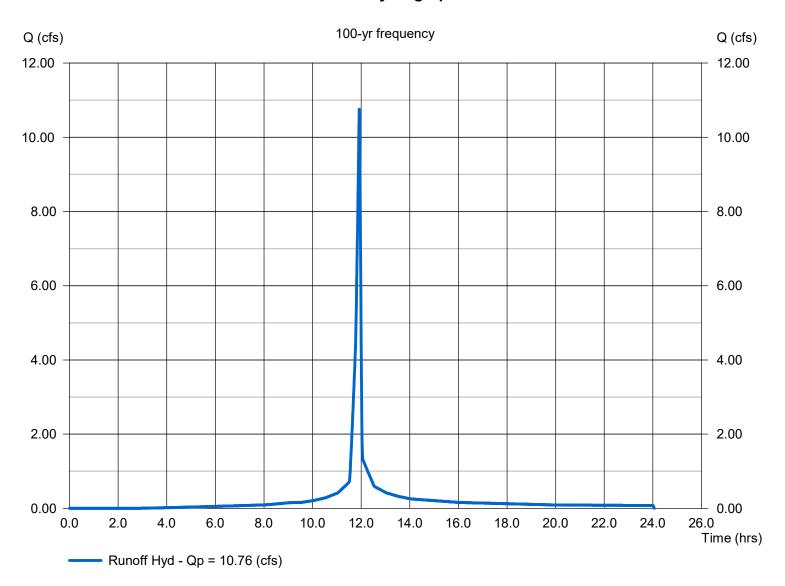


Monday, Feb 10 2025

Vinich Building - Catchment 1 Existing Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 10.76
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.940	Curve number (CN)	= 89
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 7.95	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 21,234 (cuft); 0.487 (acft)

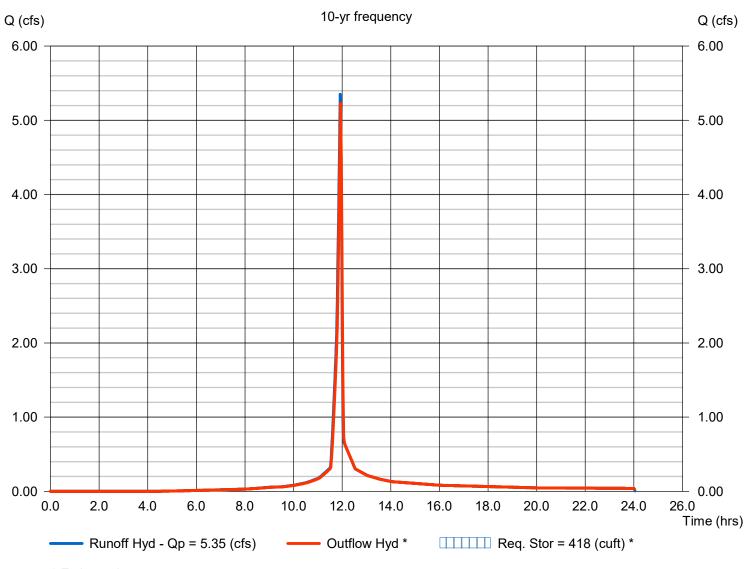


Monday, Feb 10 2025

Vinich Building - Catchment 1 Developed Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 5.349
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 0.940	Curve number (CN)	= 90
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 4.25	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 10,099 (cuft); 0.232 (acft)

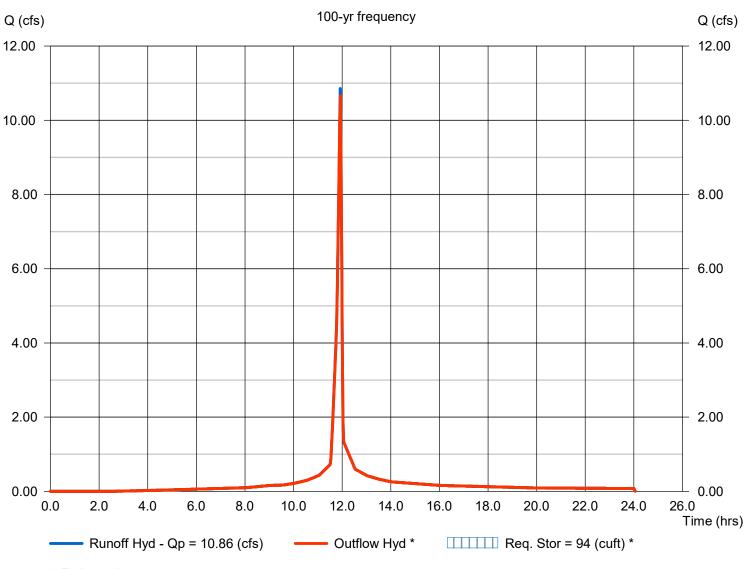


Monday, Feb 10 2025

Vinich Building - Catchment 1 Developed Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 10.86
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.940	Curve number (CN)	= 90
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 7.95	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 21,613 (cuft); 0.496 (acft)

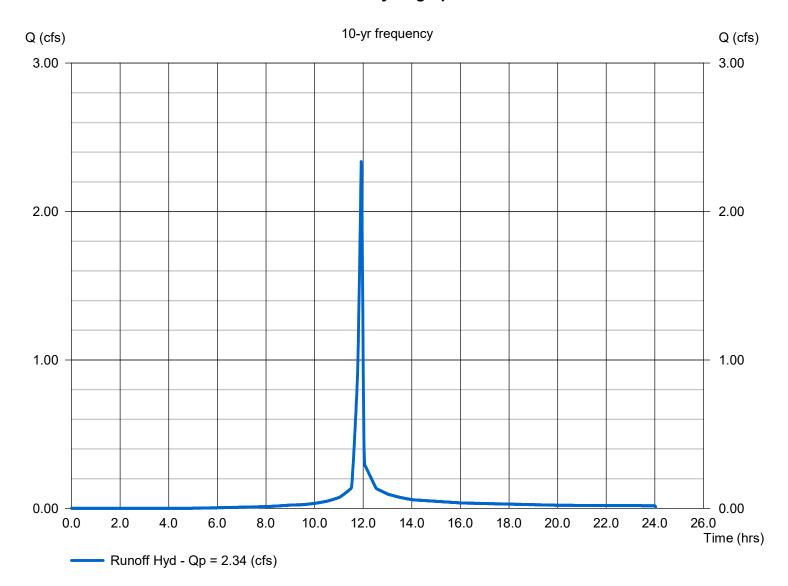


Monday, Feb 10 2025

Vinich Building - Catchment 2 Existing Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 2.337
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 0.420	Curve number (CN)	= 89
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 4.25	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 4,371 (cuft); 0.100 (acft)

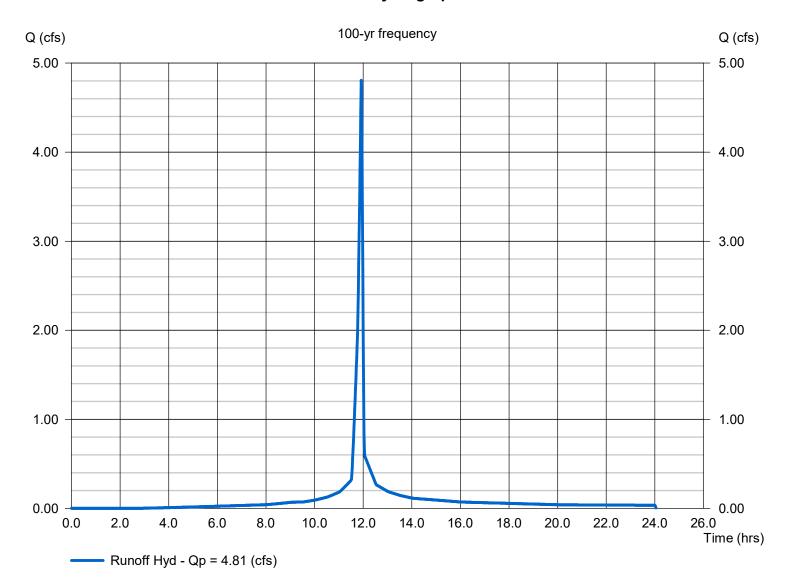


Monday, Feb 10 2025

Vinich Building - Catchment 2 Existing Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 4.806
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.420	Curve number (CN)	= 89
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 7.95	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 9,487 (cuft); 0.218 (acft)

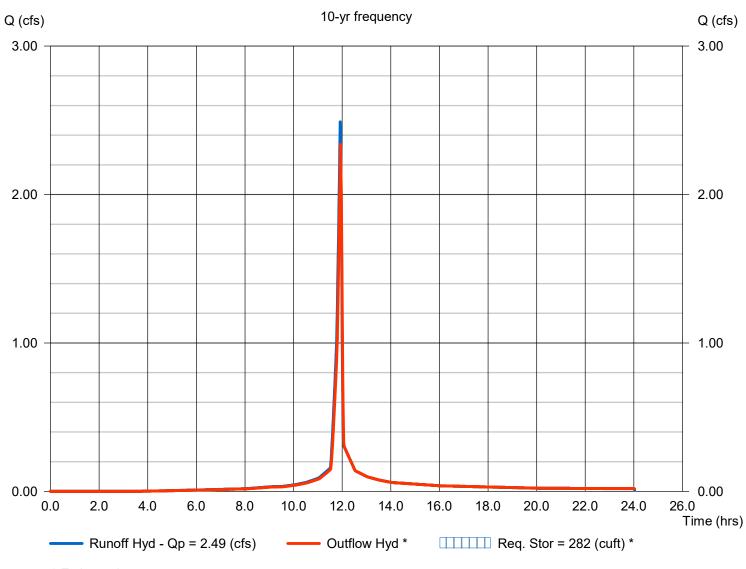


Monday, Feb 10 2025

Vinich Building - Catchment 2 Developed Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 2.490
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 0.420	Curve number (CN)	= 92
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 4.25	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 4,802 (cuft); 0.110 (acft)

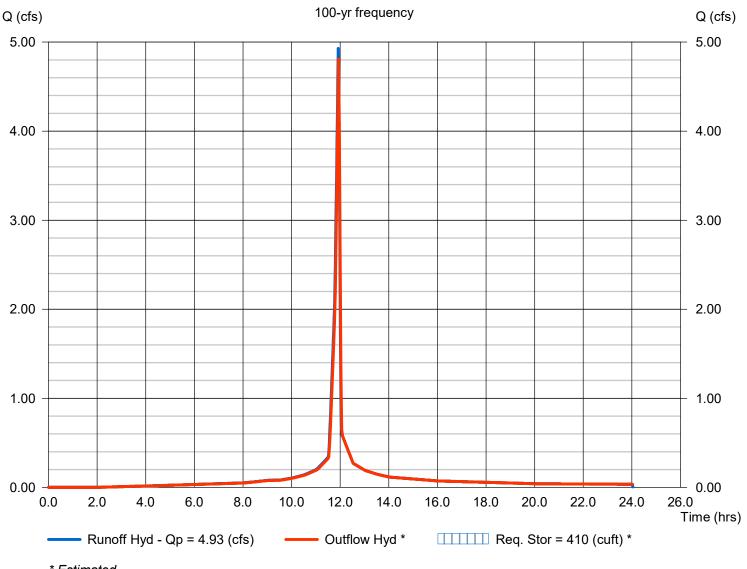


Monday, Feb 10 2025

Vinich Building - Catchment 2 Developed Conditions

Hydrograph type	= SCS	Peak discharge (cfs)	= 4.928
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.420	Curve number (CN)	= 92
Basin Slope (%)	= n/a	Hydraulic length (ft)	= n/a
Tc method	= User	Time of conc. (min)	= 3
Total precip. (in)	= 7.95	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 9,997 (cuft); 0.229 (acft)





Mills Planning & Zoning Board Meeting Minutes

March 6, 2025

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: City Planner Megan Nelms, Building Inspector Kevin O'Hearn, Sabrina Kemper, Community Development Director and Mayor Leah Juarez

Chairman John Gudger called meeting to order at 5:31pm on March 6, 2025, as a quorum was present.

Chairman Gudger asked if everyone had a chance to read the minutes from the previous meeting on February 6, 2025. Board Member John Bryson 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 February 6, 2025 P&Z meeting. All ayes, motion passed.

Chairman Gudger introduced the first item on the agenda, the Vinich Development Plan, and asked for a motion to remove the item from the table. Board Member Volzke made a motion to remove the item from the table, Board Member John Bryson seconded the motion. Chairman Gudger asked Megan for a staff report. Megan provided an over 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 easement which was recorded in 1948 in favor of the United States of America. Shawn Gustafson was in attendance representing the applicant. He stated the easement was not a viable easement and no longer existed although there are not timelines for easements to exist. Chairman Gudger asked if the Bureau of Reclamation was contacted regarding this easement. Mr. Gustafson stated no, they were not contacted. Megan asked Shawn if they ever contact One Call to ensure there is nothing in the easement. Shawn stated they do at times but did not in this case.

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

Planning Considerations:

- 1. 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. Show all existing easements on the site plan.
- 5. Enter into an approved Site Plan Agreement upon approval of the Development Plan.



Mills Planning & Zoning Board Meeting Minutes

March 6, 2025

- 6. Obtain all required building permits for:
 - a. All site lighting
 - b. All on-premise signage.

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.

Chairman Gudger asked Megan about specific lighting wallpacks. Megan stated yes, it is noted on the plan they still need to provide the specifics on the proper shielding of the lighting. 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 still need to be provided. Board members discussed current setbacks and clarified final plans on where the actual building is being built.

Chairman Gudger then asked if there was any other discussion. There were no further questions or discussion. Chairman Gudger asked for a motion. Board Member Bryson made a motion to approve based on board discussion and staff recommendations. Board Member Baye seconded the motion. All ayes, motion passed.

Chairman Gudger introduced the next item on the agenda, the Boatright Addition No. 3 Final Plat and asked Megan to provide a staff report. Megan reviewed the requested replat. This is being requested so the City of Mills can potentially build a bike trail along this route. Megan stated some cosmetic changes needed to be fixed on the plat. Chairman Gudger asked about public access to this area, Megan stated it could be accessed off of Bear Pen Rd. Sabrina Kemper was in attendance to explain this part of the pathway is needed to connect two other city owned pieces of property and to complete the bike trail design and engineering. Safety crossing Bear Pen was discussed and this is depicted on the actual engineered plans, not on the plat.

Planning Considerations:

- 1. Provide a vacation statement on the plat face.
- 2. Remove the signature line for the Planning Commission and replace it with City Planner.
- 3. Add a 5' general utility easement to the south and west parcel boundary lines.
- 4. Cosmetic changes to the plat:
 - a. Bold the subdivision boundary
 - b. Add a line legend
- 5. Survey Reviews:
 - a. Per the Land Development Regulations, all major corners of a subdivision shall be marked with brass caps. There appear to be three (3) corners within the subdivision that need to be replaced with brass caps.

Item # 9.



Mills Planning & Zoning Board Meeting Minutes

March 6, 2025

Staff Recommendation:

Megan stated that 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.

Chairman Gudger then asked if there were any questions from the commission. Vice Chairman Volzke motioned to approve the plat upon meeting all recommendations. Board Member Baye seconded the motion. All ayes, motioned passed.

Chairman Gudger introduced the last item on the agenda, Land Development Regulations Updates and asked for a review from Megan. She stated that no action or decision is being asked at this time but it is a good time to update the regulations as they have been in place of almost one year and there have been some issues to note and change. There are some minor formatting issues and some clarification issues that need to be addressed. Extensive discussion ensued about notification requirements, distances for notifications and what notifications are required. Board Members discussed notifying property owners within a 500 foot radius for an industrial, commercial or multi-family site development plan. The regulations currently do not require any notifications for this. Board members ultimately agreed a 300' notification was appropriate and would like council to approve this for planned development so property owners are aware of what is going on in their neighborhoods.

With no other business, Chairman Gudger adjourned the meeting at 6:53pn
John Gudger, Chairman
Attest: Sarah Osborn, City Clerk

Resolution No. 2025-14

A RESOLUTION FOR APPROVAL OF A DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL BUILDING ADDITION FOR LYLE VINICH, LOCATED ON LOT 2A, SAGE ADDITION, CITY OF MILLS, WYOMING

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

WHEREAS, Lyle Vinich is the owner of Lot 2A, Sage Addition, City of Mills; and

WHEREAS, Lyle Vinich has submitted a site plan for a proposed commercial building addition, located within the I-1 (Light Industrial) Zoning District; and

WHEREAS, the City Staff and Utility Providers have reviewed the information submitted and found the Development Plan complies with the City of Mills Land Development Regulations and requirements; and

WHEREAS, at a meeting on March 6, 2025, the Mills Planning and Zoning Board forwarded a "Do Pass" recommendation to the City Council for approval of the site plan; and

THEREFORE, BE IT RESOLVED, the Mills City Council considered the application and recommendations of staff and the Planning & Zoning Board at a Council meeting held on April 8, 2025, and approved a request to allow the proposed commercial building addition on Lot 2A, Sage Addition, City of Mills, Wyoming with the following conditions:

- 1. All planning consideration shall be met.
- 2. Prior to obtaining building permits to construct, Lyle Vinich signs a Development Plan Agreement which will be recorded with the Natrona County Clerk's Office stating construction will comply with all design provisions as shown on the Site Plan, all planning considerations and any other improvements required by the City of Mills.
- 3. That Lyle Vinich obtains all required building permits and complies with all Mills Code and inspection requirements and State and Federal regulations.
- 4. Prior to the issuance of certificates of occupancy, all requirements shall be completed to the satisfaction of the City Planner, City Engineer, Public Works Director, Fire Inspector and Building Inspector.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF APRIL 2025.

eah Juarez, Mayor	Sara McCarthy, Council
Cheri Butcher, Council	Tim Sutherland, Council
Brad Neumiller, Council	
Γ:	

RESOLUTION NO. 2025-15

RESOLUTION ADOPTING INITIAL FEE FOR RESIDENT OR PROPERTY OWNER PROPERTY INSPECTIONS OF DEVELOPED LOTS

WHEREAS, The City of Mills may inspect properties for health, safety, and building conditions under its ordinance, and:

WHEREAS, The owners of residences occasionally request an inspection of their properties outside of those initiated by the City or done at the City's direction, and;

WHEREAS, Such inspections are of developed lots, and fall outside of building inspections such as are done for electrical, plumbing or other construction inspections which are otherwise addressed in the municipal ordinances for such construction work; and

WHEREAS, Such requests use city resources that are outside of the normal course and scope of city duties

NOW, THEREFORE, The Governing Body of the City of Mills hereby sets a fee of \$275.00 for resident or property owner requested property inspections of developed lots which are for health, safety, and building conditions with it further provided that the City of Mills shall have no obligation to conduct such inspections when, in the view of the inspecting personnel, such inspections are not prudent or warranted.

PASSED, APPROVED AND ADOPTED THIS day of	
2025.	
Mayor, Leah Juarez	
Councilman, Sara McCarthy	Councilman, Cherie Butcher
Councilman, Tim Sutherland	Councilman, Brad Neumiller

ATTEST:	
City Clerk	
	CEDTIVE CATE
	CERTIFICATE
of Mills at a public meeting held on A	rtify that the foregoing Resolution was adopted by the City pril 8, 2025, and that the meeting was held accordingly to duly entered in the record of the City of Mills.
	Sarah Osborn City Clerk