

**REGULAR CITY COUNCIL  
MEETING**

**January 28, 2025**

**7:00 PM**

**City Hall**



**CITY OF MILLS**  
EST. 1921

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

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**AGENDA**

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**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS**

- [1.](#) Liquor License Transfer from Mountain View Discount Liquors to Homax #1

**CONSENT AGENDA**

**Minutes**

- [2.](#) Council Meeting Minutes 1-14-25

**City Licenses**

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

**Financial Approvals**

- [4.](#) Financial Breakdown - Check Register
- [5.](#) Payroll Regular / Police 12-30-24 to 1-12-25
- [6.](#) Fire Payroll 1-2-25 to 1-13-25
- [7.](#) Transmittal Transactions
- [8.](#) Paid ACH / EFT Transactions - *None*
- [9.](#) Investment Report
- [10.](#) Treasurer Report
- [11.](#) Court Report
- [12.](#) Transfer to Reserve
- [13.](#) Voided Checks

**OPEN DISCUSSION**

## **ORDINANCES AND RESOLUTIONS**

### **14. RESOLUTION NO 2025-07 - NEWSPAPER**

**ADOPTING A CURRENT UNDERSTANDING OF THE MEANING OF “NEWSPAPER” AT LAW**

### **15. RESOLUTION NO 2025-08 - NONDISCRIMINATORY PRACTICES**

**RESOLUTION ADOPTING AND CONFIRMING CITY OF MILLS NONDISCRIMINATORY PRACTICES**

### **16. RESOLUTION NO 2025-09 - MOUNTAIN MEADOWS NO. 2**

**A RESOLUTION APPROVING THE MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2, AN ADDITION TO THE CITY OF MILLS**

## **COUNCIL APPROVALS**

17. Liquor License Transfer from Mountain View Discount Liquors to Homax #1

18. Phase II - Riverfront Stabilization Award Recommendations

## **EXECUTIVE SESSION**

19. Executive Session - Legal Matter

20. Executive Session - Legal Matter

21. Executive Session - Legal Matter

22. Executive Session - Personnel Matter

## **ADJOURNMENT**

## **AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - February 11, 2025 at 7:00pm / February 25, 2025 at 7:00pm

**NEXT WORK SESSION** - February 10, 2025 at 9:00am / February 11, 2025 at 7:00pm

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

# NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Trf from:		
Reviewer:	Initials	Date
Agent:		/ /
Mgr:		/ /

Item # 1.

**To be completed by City / Town / County Clerk**

Local License #: A 7090

License Fees

Annual Fee: \$ \_\_\_\_\_

Prorated Fee: \$ \_\_\_\_\_

Transfer Fee: \$ 100.00

Publishing Fee: \$ 30.00

Date filed with clerk: 12/3/2024

Advertising Dates: (2 Consecutive Weeks Prior to Hearing) 1/21/2025 & 1/14/2025

Public Hearing Date: 1/28/2025

Publishing Fee Direct Billed to Applicant:

License Term: 1 / 29 / 2025 Through 10 / 14 / 2025

Month      Day      Year                      Month      Day      Year

**LICENSING AUTHORITY:** Begin publishing promptly. As W.S. 12-4-104(d) specifies: **NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.**

Applicant (Business Name): Homax Oil Sales, Inc

Doing Business As (DBA) / Trade Name: Homax #1

Building to be licensed / Building Address: 400 Salt Creek Hwy  
(Address Number, and Suite or Unit Number, and Street or Road Name)

Mills WY 8260 Natrona  
City                      State                      Zip                      County

Local Mailing Address: 405 S Podar  
(Address Number or PO Box, and Suite or Unit Number, and Street or Road Name)

Casper WY 82601 Natrona  
City                      State                      Zip                      County

Local Business Telephone Number: 307-237-5700 Fax Number: 307-237-6144

Business E-Mail Address: jhomer@homaxoil.com

Business Primary Contact: Jessica Homax  
First Name                      Last Name

<p><b>FILING FOR</b></p> <p><input type="checkbox"/> NEW LICENSE</p> <p><input checked="" type="checkbox"/> TRANSFER OF LOCATION</p> <p><input checked="" type="checkbox"/> TRANSFER OF OWNERSHIP</p> <p><input type="checkbox"/> ASSIGNMENT LETTER MUST BE ATTACHED</p> <p>FORMERLY HELD BY: <u>Mont View Discount Liquors llc</u></p>	<p><b>FILING IN (CHOOSE ONLY ONE)</b></p> <p><input checked="" type="checkbox"/> CITY / TOWN OF: <u>Mills</u></p> <p><input type="checkbox"/> COUNTY OF: _____</p>	<p><b>FILING AS (CHOOSE ONLY ONE)</b></p> <p><input type="checkbox"/> INDIVIDUAL</p> <p><input type="checkbox"/> PARTNERSHIP</p> <p><input type="checkbox"/> LP         <input type="checkbox"/> LLP         <input type="checkbox"/> LLLP</p> <p><input type="checkbox"/> LLC        <input type="checkbox"/> LC</p> <p><input checked="" type="checkbox"/> CORPORATION (INC)</p> <p><input type="checkbox"/> POLITICAL SUBDIVISION</p> <p><input type="checkbox"/> ORGANIZATION</p> <p><input type="checkbox"/> OTHER _____</p>
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**TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)**

<p><input type="checkbox"/> RETAIL LIQUOR LICENSE</p> <p>PRIMARY BUSINESS TYPE (CHOOSE ONLY ONE)</p> <p><input type="checkbox"/> ON-PREMISE BAR</p> <p><input checked="" type="checkbox"/> OFF-PREMISE PACKAGE STORE</p> <p><input type="checkbox"/> ON &amp; OFF PREMISE BAR &amp; PACKAGE STORE</p>	<p><input type="checkbox"/> RESTAURANT LIQUOR LICENSE</p> <p><input type="checkbox"/> BAR AND GRILL LIQUOR LICENSE</p> <p><input type="checkbox"/> RESORT LIQUOR LICENSE</p> <p><b>LIMITED RETAIL LIQUOR LICENSE (CLUB)</b></p> <p><input type="checkbox"/> VETERANS CLUB</p> <p><input type="checkbox"/> FRATERNAL CLUB</p> <p><input type="checkbox"/> GOLF CLUB</p> <p><input type="checkbox"/> SOCIAL CLUB</p>	<p><input type="checkbox"/> MICROBREWERY PERMIT</p> <p><input type="checkbox"/> WINERY PERMIT</p> <p><input type="checkbox"/> MANUFACTURER SATELLITE PERMIT</p> <p><input type="checkbox"/> WINERY SATELLITE PERMIT</p> <p><input type="checkbox"/> COUNTY MALT BEVERAGE PERMIT</p> <p><input type="checkbox"/> SPECIAL MALT BEVERAGE PERMIT</p>
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**SPECIAL STATUTORY DESIGNATIONS (CHOOSE ONLY ONE)**

<input type="checkbox"/> COMMERCIAL AIRPORT (W.S. 12-4-201(d)(iv))	<input type="checkbox"/> RESORT (W.S. 12-4-401(iv) / 12-5-201(f))
<input type="checkbox"/> GOLF CLUB (W.S. 12-5-201(f))	<input type="checkbox"/> GOLF CLUB-POLIT. SUBDIVISION (W.S. 12-4-301(e) / 12-5-201(f))
<input type="checkbox"/> GUEST RANCH (W.S. 12-5-201(f))	<input type="checkbox"/> Other: _____

**OPERATIONAL STATUS (To Assist the Liquor Division with scheduling inspections (W.S. 12-1-101(a)(xxi) / 12-2-301(c) / 12-4-103(a)(iv)))**

<input checked="" type="checkbox"/> FULL TIME	MONTHS OF OPERATION from _____ to _____	<input checked="" type="checkbox"/> All Year (Jan-Dec)
<input type="checkbox"/> SEASONAL	DAYS OF WEEK OF OPERATION from _____ to _____	<input checked="" type="checkbox"/> Every Day (Mon-Sun)
<input type="checkbox"/> NON-OPERATIONAL / PARKED	HOURS OF OPERATION from <u>6a</u> to <u>10p</u>	<input type="checkbox"/> 24 Hours a Day

**ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 3**

**1. BUILDING OWNERSHIP: W.S. 12-4-103(a)(iii)**

Does the Applicant own or lease the licensed building?

- (a) The Applicant **OWNS** the licensed building.
- (b) The Applicant **LEASES** the licensed building.

YES (own)  
 YES (lease)

If the building is leased, please submit a copy of the lease and indicate:

- (i) Lease term expiration date; located on page \_\_\_\_\_ paragraph \_\_\_\_\_.

**Note:** The lease term **MUST** continue at least through the term of the liquor license or permit

- (ii) Sales provision for alcoholic or malt beverages: located, on page \_\_\_\_\_ paragraph \_\_\_\_\_.

**Note:** The lease **MUST** contain a provision for **SALE OF ALCOHOLIC or MALT BEVERAGES.**

**2. LIQUOR BUSINESS CONTROL: W.S. 12-4-601(b)**

- (a) To operate the liquor business, has the business or license/permit been assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license or permit or the licensed building?  YES  NO

(b) If the answer was YES to 2(a) above, explain fully and submit any documents in connection there within.

**3. INTEREST IN LICENSE OR PERMIT: W.S. 12-5-401, 12-5-402, 12-5-403 -**

Does any alcohol manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm:

- (a) Hold any interest in the license/permit applied for?  YES  NO
- (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in the business?  YES  NO
- (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs?  YES  NO
- (d) If the answer was YES to any of the above, explain fully and submit any documents in connection there within.

**4. RETAIL LIQUOR LICENSE-COUNTY LOCATIONS ONLY: W.S. 12-4-201(f)(ii)**

Is the licensed building within five (5) miles of an incorporated town or city?  YES  NO

**5. RETAIL LIQUOR LICENSE-COMMERCIAL SERVICE AIRPORTS ONLY: W.S. 12-4-201(m)**

- (a) Will food and beverage services be contracted or subcontracted?  YES  NO
- 1. If YES, is a copy of the food and beverage contract or lease attached?  YES  NO

**6. BAR AND GRILL LICENSE OR RESTAURANT LIQUOR LICENSE ONLY: 12-4-413(a) / W.S. 12-4-407(a)**

Is a copy of the valid food service permit or the approved permit application attached?  YES  NO

**7. RESORT LIQUOR LICENSE: W.S. 12-4-401 through W.S. 12-4-403(b)**

Does the resort complex:

- (a) Have an actual valuation of at least one million dollars, or have committed or expended at least one million dollars (\$1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i)  YES  NO
- (b) Include a restaurant and a convention facility; a convention facility that will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii)  YES  NO
- (c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii)  YES  NO
- (d) If no on question (c), have a ski resort facility open to the general public in which has been committed or expended not less than 10 million dollars (\$10,000,000.00)? W.S. 12-4-401(b)(iv)  YES  NO
- (e) Will food and beverage services be contracted or subcontracted? W.S. 12-4-403(b)  YES  NO
- 1. If YES to (e), is a copy of the food and beverage contract or lease attached?  YES  NO

**8. MICROBREWERY PERMIT ONLY: WHOLESALE DISTRIBUTION: W.S. 12-2-201(a)**

- (a) Will the microbrewery self-distribute its products or distribute through a licensed wholesaler?  YES  NO

If YES, a wholesale malt beverage license from the Liquor Division will be required.

**9. LIMITED RETAIL (CLUB) LIQUOR LICENSE:**

**FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)**

- (a) Has the fraternal organization been actively operating in at least thirty-six (36) states?  YES  NO
- (b) Has the fraternal organization been actively in existence for at least twenty (20) years?  YES  NO

**10. LIMITED RETAIL (CLUB) LIQUOR LICENSE:**

**VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):**

- (a) Does the Veteran's organization hold a charter by the Congress of the United States?  YES  NO
- (b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary?  YES  NO

**11. LIMITED RETAIL (CLUB) LIQUOR LICENSE:**

**GOLF CLUBS W.S. 12-1-101(a)(iii)(D) / W.S. 12-4-301(e):**

- (a) Does the golf club have more than fifty (50) bona fide members?  YES  NO
- (b) Does the Applicant, maintain, or operate a bona fide golf course together with a clubhouse?  YES  NO
- (c) Is the Applicant a Political Subdivision of the state that owns, maintains, or operates this golf course?  YES  NO
  - 1. Will food and beverage services be contracted or subcontracted? W.S. 12-4-301(e)  YES  NO
  - 2. If YES, is a copy of the food and beverage contract or lease attached?  YES  NO

**12. LIMITED RETAIL (CLUB) LIQUOR LICENSE:**

**SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E) / W.S. 12-4-301(b):**

- (a) Does the club have more than one hundred (100) bona fide members who are residents of the county in which the club is located?  YES  NO
- (b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state?  YES  NO
- (c) Is the club qualified as a tax-exempt organization under the Internal Revenue Service?  YES  NO
- (d) Has the club been in continuous operation for a period of not less than one (1) year?  YES  NO
- (e) Has the club received twenty-five dollars (\$25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues?  YES  NO
- (f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club?  YES  NO
- (g) Is a true copy of the club bylaws attached to this application?  YES  NO
- (h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition(s) Attached)  YES  NO

**13. Applicant is Filing As Individual, Partnership, Political Subdivision, Organization or Other: W.S. 12-4-102(a)(ii) & (iii)**

**Each individual, partner or officer (as applicable) must complete all of the information below. (If more information is required, list on a separate piece of paper and attach to this application.)**

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip  <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been convicted within the previous 10 years of:	
					a Felony Violation Relating to Alcoholic Liquor or Malt Beverages?	any Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
				YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

14. Applicant is Filing As a Corporation, Limited Company, Limited Liability Company, Limited Liability Partnership or Limited Partnership: W.S. 12-4-102(a)(iv) & (v)

Each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock or ownership of the corporation, limited liability company, limited liability partnership, or limited partnership.

Each Officer, Director or LLC member must complete all of the information below. (If more information is required, list on a separate piece of paper and attach to this application)

Table with 8 columns: True and Correct Name, Date of Birth, Residence Address, Residence Phone Number, No. of Years in Corp or LLC, % of Corporate Stock or Ownership Held, and two columns for felony violations. Row 1 contains handwritten entry for Darin W. Homer.

REQUIRED ATTACHMENTS:

- Checkboxes for required attachments: financial statement, license transfer form, lease agreements, liquor license permits, contracts, and club bylaws.

OATH OR VERIFICATION

Requires signatures by ALL Individuals, ALL Partners, ONE (1) LLC Member, or TWO (2) Corporate Officers or Directors except that if all the stock of the corporation is owned by ONE (1) individual then that individual may sign and verify the application upon his oath, or TWO (2) Club Officers. W.S. 12-4-102(b)

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

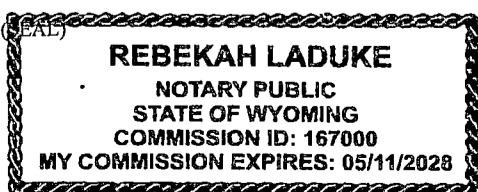
STATE OF WYOMING )
COUNTY OF Natrona ) SS.

Signed and sworn to before me on this 21 day of November, 2024 that the facts alleged in the foregoing instrument are true by the following:

1) [Signature] Darin Homer President
2) \_\_\_\_\_
3) \_\_\_\_\_
4) \_\_\_\_\_
5) \_\_\_\_\_

Witness my hand and official seal: [Signature] Signature of Notary Public

My commission expires: 5/11/28





**REGULAR CITY COUNCIL  
MEETING  
January 14, 2025  
7:00 PM  
City Hall**



**CITY OF MILLS**  
EST. 1921

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

**MINUTES**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**AWARDS AND RECOGNITIONS**

- 1. H.E.R.O. - Frank Grillo - Present check for Mills Citizens Relief Fund

**APPOINTMENT**

- 2. Sweat In - Council Members Sara McCarthy & Brad Neumiller
- 3. Election - Council President

**CONSENT AGENDA**

**Minutes**

- 4. Council Meeting Minutes 12-23-24

**City Licenses**

- 5. New and Renewal Business and Contractor Licenses

**Financial Approvals**

- 6. Financial Breakdown - Check Register & Future ACH Transactions
- 7. PAID ACH / EFT Transactions
- 8. Transmittal Transactions - *To be updated 1-14-25*
- 9. Payroll Regular / Police 12-16-24 to 12-29-24
- 10. Fire Payroll 12-21-24 to 1-1-25
- 11. Voided Checks

**OPEN DISCUSSION**

**ORDINANCES AND RESOLUTIONS**

- 12. RESOLUTION NO 2025-01 FIXED ASSETS FY25**



**This document sets forth fixed asset accounting procedures for the City of Mills. These policies define “Fixed Assets”, system maintenance, capitalization and depreciation guidelines, and inventory guidelines. This document sets forth fixed asset accounting procedures for the City of Mills. These policies define “Fixed Assets”, system maintenance, capitalization and depreciation guidelines, and inventory guidelines.**

**13. RESOLUTION NO 2025-02 BANKING FY25**

**A RESOLUTION OF THE CITY OF MILLS, WYOMING, DESIGNATING THE BANKING INSTITUTIONS TO BE USED FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 TO DECEMBER 31, 2025**

**14. RESOLUTION NO 2025-03 TAX LEVY FY25**

**A RESOLUTION FIXING THE TAX LEVY FOR THE CITY OF MILLS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025.**

**15. RESOLUTION NO 2025-04 CLEAN STREETS FY25**

**A RESOLUTION CERTIFYING COMPLIANCE WITH W.S SECTION 24-2-111**

**16. RESOLUTION NO 2025-05**

**A RESOLUTION FOR DLD ADDITION, AN ADDITION TO THE CITY OF MILLS, BEING A VACATION AND REPLAT OF LOT 4 AND THE EAST 144.24 FEET OF LOT 6, B&B SUBDIVISION & LOT 2, DLD SIMPLE SUBDIVISION**

**17. RESOLUTION NO 2025-06 - NEWSPAPER**

**RESOLUTION ADOPTING AND CONFIRMING EQUAL OPPORTUNITY EMPLOYMENT AND ADOPTING A CURRENT UNDERSTANDING OF THE MEANING OF “NEWSPAPER” AT LAW**

**18. RESOLUTION NO 2025-07 EQUAL OPPORTUNITY EMPLOYMENT**

**RESOLUTION ADOPTING AND CONFIRMING EQUAL OPPORTUNITY EMPLOYMENT**

**COUNCIL APPROVALS**

- 19. Unlocked Vines Winery - Untable and Approve

**EXECUTIVE SESSION**

- 20. Executive Session - Legal Matter
- 21. Executive Session - Legal Matter

**ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - January 28, 2025 at 7:00 pm / February 11, 2025 at 7:00 pm

**NEXT WORK SESSION** - January 28, 2025 at 6:00pm / February 10, 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.

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn



**Council Meeting: January 28, 2025**

New Business Licenses				
Business Name		Fire Inspection		Insurance
Renewal Business Licenses				
	Business Name	Fire Inspection		Insurance
9852	Culligan of Casper	1/20/2025		N/A
9507	Maverik Inc #547	1/20/2025		N/A



**CITY OF MILLS**  
EST. 1921

**APPLICATION FOR  
Business License**

**PAID**  
JAN 14 2025

A Business License is required for ANY business to operate within the City of Mills; a Business License Application must be completed. Incomplete applications shall be returned.

License #: 9852

Date: 1/7/25

New Business     Change of Ownership     Change of Location     Renewal     Expired

GENERAL INFORMATION

Name of Business: CULLIGAN OF CASPER

Physical Address: 625 JOHNSON AVE MORIS WY 82604  
Street City State Zip

Mailing Address: 211 W 19TH ST KEARNEY NE 68845  
Street City State Zip

Business Phone Number: 307-577-7638 WY Tax ID Number: 830620438

Email Address: bronson@culligancountry.com Website: www.culliganwaterwyoming.com

Description of Business: WATER TREATMENT SALES & SERVICE

APPLICANT INFORMATION

Applicant Name: BRONSON BOSSHAMER Phone Number: 308-440-0674

Mailing Address: 211 W 19TH ST KEARNEY NE 68845  
Street City State Zip

I certify that the above information is correct and true to the best of my knowledge.

Applicants Signature: [Signature]

There will be a fire inspection fee to be paid at the time the License is issued.

Businesses that qualify for a Self-Assessment Fire Inspection	\$45.00
Businesses between 1-5,000 Sq. Feet	\$75.00
Businesses between 5,001-10,000 Sq. Feet	\$125.00
Businesses greater than 10,000 Sq. Feet	\$250.00
Businesses with Fire Alarm, Sprinkler System or Hood Suppression	+ \$50.00

Return completed form to:  
Mills City Hall  
704 4<sup>th</sup> Street  
Po Box 789  
Mills, WY 82644  
307-234-6679

\$45

**OFFICE USE ONLY**  
This license was / was not  
Granted at a meeting of the Mills  
City Council on the \_\_\_\_\_  
Attest \_\_\_\_\_



**CITY OF MILLS**  
EST. 1991

**PAID**  
JAN 14 2025  
JAN 14 2025

**APPLICATION FOR  
Business License**

Item # 3.

A Business License is required for ANY business to operate within the City of Mills, a Business License Application must be completed. Incomplete applications shall be returned.

License #: 9507

Date: 1/3/25

New Business     Change of Ownership     Change of Location     Renewal     Expired

GENERAL INFORMATION

Name of Business: MAVERIK, INC #547

Physical Address: 4651 W. YELLOWSTONE HWY, MILLS WY 82604  
Street City State Zip

Mailing Address: 105 SOUTH STATE ST #800 SALT LAKE CITY UT 84111  
Street City State Zip

Business Phone Number: 307-237-0886 WY Tax ID Number: \_\_\_\_\_

Email Address: licensing@maverik.com Website: WWW.MAVERIK.COM

Description of Business: GAS STATION / CONV. STORE

APPLICANT INFORMATION

Applicant Name: MAVERIK, INC. Phone Number: 801.936.5557

Mailing Address: 105 SOUTH STATE ST #800 SALT LAKE CITY UT 84111  
Street City State Zip

I certify that the above information is correct and true to the best of my knowledge.

Applicants Signature: [Signature]

There will be a fire inspection fee to be paid at the time the License is issued.

Businesses that qualify for a Self-Assessment Fire Inspection	\$45.00
Businesses between 1-5,000 Sq. Feet	\$75.00
Businesses between 5,001-10,000 Sq. Feet	<u>\$125.00</u>
Businesses greater than 10,000 Sq. Feet	\$250.00
Businesses with Fire Alarm, Sprinkler System or Hood Suppression	+ \$50.00

*plus 50.00  
fire insp.*

Return completed form to:  
Mills City Hall  
704 4th Street  
Po Box 789  
Mills, WY 82644  
307-234-6679

**OFFICE USE ONLY**  
This license was / was not  
Granted at a meeting of the Mills  
City Council on the \_\_\_\_\_  
Attest \_\_\_\_\_



**Council Meeting: January 28, 2025**

<b>New Contractor Licenses</b>			
	<i>Business Name</i>	<i>Insurance</i>	<i>Contractor ID</i>
<b>Renewal Contractor Licenses</b>			
	<i>Business Name</i>	<i>Insurance</i>	<i>Contractor ID</i>
806	All Service Plumbing	N/A	Yes
9500	JNL Designs & Construction	N/A	Yes
852	Wyatt Electric Inc.	N/A	Yes



**CITY OF MILLS**  
EST. 1921

# APPLICATION FOR Contractor License

Item # 3.

A Contractor License is required for ANY Contractor doing work within the City of Mills, a Contractor's License Application must be completed. Incomplete applications shall be returned.

License #: 800

Date: 12/31/24

New License  Renewal License  Expired License

**PAID**  
JAN 13 2025

### GENERAL INFORMATION

Name of Business: All Service Plumbing

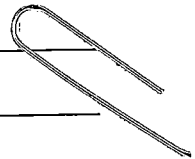
Physical Address: 506 W. Birch St. #2 Glenrock WY 82637  
Street City State Zip

Mailing Address: PO BOX 1386 Glenrock WY 82637  
Street City State Zip

Business Phone Number: 307-267-0595 Cell Number: 307-253-7285

Email Address: aspgr@hotmail.com Website: \_\_\_\_\_

License Classifications: Plumbing Contractor



### LICENSE ISSUED BY

City of Mills  City of Casper  Natrona County  State of Wyoming  Other  
A copy of all licenses must be attached to this application

### APPLICANT INFORMATION

Applicant Name: Timothy Cain Phone Number: 307-253-7285

Mailing Address: PO BOX 1386 Glenrock WY 82637  
Street City State Zip

I certify that the above information is correct and true to the best of my knowledge.

Applicants Signature: \_\_\_\_\_

There will be a \$35.00 License fee to be paid at the time the license is issued

Return completed form to:  
Mills City Hall  
704 4<sup>th</sup> Street  
Po Box 789  
Mills, WY 82644  
307-234-6679

**OFFICE USE ONLY**  
This license was / was not  
Granted at a meeting of the Mills  
City Council on the \_\_\_\_\_  
Attest \_\_\_\_\_



**CITY OF MILLS**  
EST. 1921

Item # 3.

# APPLICATION FOR Contractor License

*A Contractor License is required for ANY Contractor doing work within the City of Mills, a Contractor's License Application must be completed. Incomplete applications shall be returned.*

License #: 9500

Date: 01/13-25

New License     Renewal License     Expired License

**PAID**  
JAN 13 2025

### GENERAL INFORMATION

Name of Business: JNL DESIGNS & CONSTRUCTION

Physical Address: 1654 BELLAIRE DR. CASPER WY 82604  
Street City State Zip

Mailing Address: 1654 BELLAIRE DR. CASPER WY 82604  
Street City State Zip

Business Phone Number: 307-297-1126 Cell Number: 307-258-2915

Email Address: CONNELT@JNLDESIGNSCO.COM Website: WWW.JNLDESIGNSCO.COM

License Classifications: CLASS 2A GENERAL CONTRACTOR

### LICENSE ISSUED BY

City of Mills     City of Casper     Natrona County     State of Wyoming     Other  
*A copy of all licenses must be attached to this application*

### APPLICANT INFORMATION

Applicant Name: John Miller - JNL DESIGNS & CONSTRUCTION Phone Number: 307-258-2915

Mailing Address: 1654 BELLAIRE DR. CASPER WY 82604  
Street City State Zip

**I certify that the above information is correct and true to the best of my knowledge.**

Applicants Signature: *John Miller*

There will be a \$35.00 License fee to be paid at the time the license is issued

Return completed form to:  
Mills City Hall  
704 4<sup>th</sup> Street  
Po Box 789  
Mills, WY 82644  
307-234-6679

**OFFICE USE ONLY**  
This license was / was not  
Granted at a meeting of the Mills  
City Council on the \_\_\_\_\_  
Attest \_\_\_\_\_





**CITY OF MILLS**  
EST. 1921

**PAID**  
JAN 22 2025

**APPLICATION FOR  
Contractor License**

Item # 3.

*A Contractor License is required for ANY Contractor doing work within the City of Mills, a Contractor's License Application must be completed. Incomplete applications shall be returned.*

License #: 852

Date: 1/20/25

New License     Renewal License     Expired License

GENERAL INFORMATION

Name of Business: Wyatt Electric, Inc

Physical Address: 2320 Jade Ave Casper WY 82604  
Street City State Zip

Mailing Address: 2320 Jade Ave Casper WY 82604  
Street City State Zip

Business Phone Number: 307-235-9928 Cell Number: 307-262-1251

Email Address: dwyatt@wyatt-electric.com Website: \_\_\_\_\_

License Classifications: Contractor

LICENSE ISSUED BY

City of Mills     City of Casper     Natrona County     State of Wyoming     Other

*A copy of all licenses must be attached to this application*

APPLICANT INFORMATION

Applicant Name: Wyatt Electric, Inc David Wyatt Phone Number: 307-235-9928

Mailing Address: 2320 Jade Ave Casper WY 82604  
Street City State Zip

**I certify that the above information is correct and true to the best of my knowledge.**

Applicants Signature David Wyatt

**There will be a \$35.00 License fee to be paid at the time the license is issued**

Return completed form to:  
Mills City Hall  
704 4<sup>th</sup> Street  
Po Box 789  
Mills, WY 82644  
307-234-6679

**OFFICE USE ONLY**  
This license was / was not  
Granted at a meeting of the Mills  
City Council on the \_\_\_\_\_  
Attest \_\_\_\_\_

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

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
<b>1932</b>						
01/28/2025	1932	Cindy Payne	320.00	Bond Refund for Michelle Lee Eagle Road	10-5100-9000	320.00
Total 1932:						320.00
<b>1933</b>						
01/28/2025	1933	Kenton Ludiker	570.00	Bond Refund for Amber Anderson	10-5100-9000	570.00
Total 1933:						570.00
<b>1934</b>						
01/27/2025	1934	Levinge Freight Lines	35.50-	Water Deposit Refund for Levinge Freight Lines	51-26150	35.50- V
01/28/2025	1934	Levinge Freight Lines	35.50	Water Deposit Refund for Levinge Freight Lines	51-26150	35.50
Total 1934:						.00
<b>1935</b>						
01/28/2025	1935	Robert Willis	520.00	Bond refund for Robert Willis	10-5100-9000	520.00
Total 1935:						520.00
<b>33658</b>						
01/28/2025	33658	Above All Cleaning	582.50	Monthly cleaning for PD - Dec	10-4600-1300	582.50
01/28/2025	33658	Above All Cleaning	582.50	Regular Monthly Cleaning for the City Hall	12-4500-3515	582.50
Total 33658:						1,165.00
<b>33659</b>						
01/28/2025	33659	ALSCO, Inc	170.47	PD Mats	10-5400-1300	170.47
01/28/2025	33659	ALSCO, Inc	167.95	PD Rugs for Jan	10-5400-1300	167.95
Total 33659:						338.42
<b>33660</b>						
01/28/2025	33660	AMBI Mail & Marketing, Inc	34.54	Ambi Fedex Crime Lab	10-5400-3565	34.54

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
01/28/2025	33660	AMBI Mail & Marketing, Inc	140.00	Print Color Business Card	10-4400-3510	140.00
Total 33660:						174.54
<b>33661</b>						
01/28/2025	33661	Arcadis US, Inc	431.30	Phase 3 Riverbank stabilization	10-4800-6010	431.30
Total 33661:						431.30
<b>33662</b>						
01/28/2025	33662	ATLAS CPAs & Advisors, PLLC	20,000.00	Progress bill for services for year ended June 30,2024	50-4600-1510	20,000.00
Total 33662:						20,000.00
<b>33663</b>						
01/28/2025	33663	Atlas Reproduction, Inc	108.00	Laminate 3 Zoning Maps	10-5700-1093	108.00
Total 33663:						108.00
<b>33664</b>						
01/28/2025	33664	Balco Uniform Company, Inc	1,322.20	Balco - Plorin Vest	12-4500-3775	1,322.20
Total 33664:						1,322.20
<b>33665</b>						
01/28/2025	33665	Brutill Construction	67,232.73	Pay 4 Riverfront Construction	10-4800-6010	67,232.73
Total 33665:						67,232.73
<b>33666</b>						
01/28/2025	33666	City of Casper	820.50	Balefill	54-8400-3050	820.50
01/28/2025	33666	City of Casper	11,532.84	PSCC Charges December 2024	10-5400-3000	11,532.84
01/28/2025	33666	City of Casper	1,509.20	Balefill	54-8400-3050	1,509.20
01/28/2025	33666	City of Casper	909.04	Balefill	54-8400-3050	909.04
01/28/2025	33666	City of Casper	1,258.40	Balefill	54-8400-3050	1,258.40
01/28/2025	33666	City of Casper	990.88	Balefill	54-8400-3050	990.88
01/28/2025	33666	City of Casper	701.36	Balefill	54-8400-3050	701.36
01/28/2025	33666	City of Casper	628.32	Balefill	54-8400-3050	628.32
01/28/2025	33666	City of Casper	821.92	Balefill	54-8400-3050	821.92

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
01/28/2025	33666	City of Casper	1,180.96	Balefill	54-8400-3050	1,180.96
01/28/2025	33666	City of Casper	794.64	Balefill	54-8400-3050	794.64
01/28/2025	33666	City of Casper	726.88	Balefill	54-8400-3050	726.88
01/28/2025	33666	City of Casper	579.04	Balefill	54-8400-3050	579.04
Total 33666:						<u>22,453.98</u>
<b>33667</b>						
01/28/2025	33667	Civic Plus	6,002.81	Municode Contract Base	10-4600-2010	6,002.81
Total 33667:						<u>6,002.81</u>
<b>33668</b>						
01/28/2025	33668	Civil Engineering Professionals, In	6,565.00	Billing for services Nov 1 - Dec 31, 2024 bike trail	10-4800-6020	6,565.00
Total 33668:						<u>6,565.00</u>
<b>33669</b>						
01/28/2025	33669	Collins Communications, Inc	275.00	ITS Customer Care Contractcontract	10-5500-2020	275.00
Total 33669:						<u>275.00</u>
<b>33670</b>						
01/28/2025	33670	Computer Professionals Unlimited	39.98	2 Replacement Laptop Chargers 65w	10-5500-3575	39.98
01/28/2025	33670	Computer Professionals Unlimited	204.95	Laptop Repair for PD	10-5500-3575	204.95
Total 33670:						<u>244.93</u>
<b>33671</b>						
01/28/2025	33671	Curtis	4,561.94	RIT bag for e92	10-6100-6550	4,561.94
Total 33671:						<u>4,561.94</u>
<b>33672</b>						
01/28/2025	33672	Department of Workforce Services	4,760.05	Worker Compensation for Nov 2024	10-23800	4,760.05
01/28/2025	33672	Department of Workforce Services	6,199.85	Worker Compensation for Dec 2024	10-23800	6,199.85
Total 33672:						<u>10,959.90</u>

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
<b>33673</b>						
01/28/2025	33673	Energy Laboratories Inc	152.00	(4) Bac-T Samples	52-8200-2050	152.00
Total 33673:						152.00
<b>33674</b>						
01/28/2025	33674	Ferguson Enterprises LLC #3007	17.11	1/2" Stainless Union	52-8200-3525	17.11
Total 33674:						17.11
<b>33675</b>						
01/28/2025	33675	Greiner Ford	9.23	Vehicle Parts - Brush 9	10-5600-4050	9.23
Total 33675:						9.23
<b>33676</b>						
01/28/2025	33676	Hawkins Inc	60.00	Chlorine Cylinder Rental	52-8200-3500	60.00
Total 33676:						60.00
<b>33677</b>						
01/28/2025	33677	Homax	2,132.05	Police fuel for December	10-5400-4000	2,132.05
01/28/2025	33677	Homax	73.55	CSO Fuel for December	10-5300-4000	73.55
01/28/2025	33677	Homax	398.30	Fuel Charges for FD	10-5600-4000	398.30
01/28/2025	33677	Homax	141.76	Community Development Department fuel	10-5700-4000	141.76
01/28/2025	33677	Homax	53.92	DEcember Fuel Charges	52-8200-4000	53.92
Total 33677:						2,799.58
<b>33678</b>						
01/28/2025	33678	Jackson Group	36.00	Vehicle Service	10-5600-4050	36.00
01/28/2025	33678	Jackson Group	255.42	Vehicle Service	10-5600-4050	255.42
Total 33678:						291.42
<b>33679</b>						
01/28/2025	33679	Jerry Post Psy.D	400.00	Jerry Post/EAP Admin fee/ Police/ Fire	10-4600-1050	400.00

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33679:						400.00
<b>33680</b>						
01/28/2025	33680	Law Office of Stephanie M Arrach	4,117.50	City Prosecutor	10-5100-1085	4,117.50
Total 33680:						4,117.50
<b>33681</b>						
01/28/2025	33681	NAPA Auto Parts	205.52	Vehicle Service Parts	10-5600-4050	205.52
01/28/2025	33681	NAPA Auto Parts	175.65	Vehicle Service Parts	10-5600-4050	175.65
01/28/2025	33681	NAPA Auto Parts	37.31	Vehicle Service Parts	10-5600-4050	37.31
01/28/2025	33681	NAPA Auto Parts	288.79	Vehicle Service Parts	10-5600-4050	288.79
01/28/2025	33681	NAPA Auto Parts	68.78	Vehicle Service Parts	10-5600-4050	68.78
01/28/2025	33681	NAPA Auto Parts	9.32	Vehicle Service Parts	10-5600-4050	9.32
01/28/2025	33681	NAPA Auto Parts	319.98	Vehicle Service Parts	10-5600-4050	319.98
01/28/2025	33681	NAPA Auto Parts	60.49	Vehicle Service Parts	10-5600-4050	60.49
01/28/2025	33681	NAPA Auto Parts	48.29	Routine Service - WT#1	52-8200-4050	48.29
01/28/2025	33681	NAPA Auto Parts	79.99	Power Inverter for Unit 15	10-5400-4050	79.99
Total 33681:						1,294.12
<b>33682</b>						
01/28/2025	33682	Norco, Inc	161.04	Oxygen Bottle rental	10-5600-3595	161.04
Total 33682:						161.04
<b>33683</b>						
01/28/2025	33683	Oil City Printers	419.25	ABN and Ambulance transport forms	10-5600-3510	419.25
Total 33683:						419.25
<b>33684</b>						
01/28/2025	33684	PMCH	25,900.00	Assistance in prep for Audit, Schedules, Financial Stat	10-4400-9060	25,900.00
Total 33684:						25,900.00
<b>33685</b>						
01/28/2025	33685	Rocky Mountain Drug Testing	400.00	Annual Fee for random Pool Management	10-4600-1060	400.00

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 33685:						400.00
<b>33686</b>						
01/28/2025	33686	Rocky Mountain Oilfield Warehou	7,686.34	20hp vertical pump motor	12-4500-3805	7,686.34
01/28/2025	33686	Rocky Mountain Oilfield Warehou	4,536.92	10hp Ring Blower	12-4500-3805	4,536.92
Total 33686:						12,223.26
<b>33687</b>						
01/28/2025	33687	SeaWestern Fire Fighting Equip	4,590.15	Nomex hoods for new structure gear	10-6100-6550	4,590.15
01/28/2025	33687	SeaWestern Fire Fighting Equip	608.75	Five Pairs of structure gloves for volunteers	10-6100-6550	608.75
Total 33687:						5,198.90
<b>33688</b>						
01/28/2025	33688	Sutherlands	20.97	Salt WTR SFT Solar EXTRACOURSE Senior Center	12-4500-3515	20.97
Total 33688:						20.97
<b>33689</b>						
01/28/2025	33689	Tax-Exempt Leasing Corp.	58,611.24	Tax Exempt Leasing-Ford Explorer Leases	12-4500-3760	58,611.24
Total 33689:						58,611.24
<b>33690</b>						
01/28/2025	33690	Thomas Prach	550.00	Stipend Uniform allowance Re Issue	10-5400-1040	550.00
Total 33690:						550.00
<b>33691</b>						
01/28/2025	33691	TransUnion Risk and Alternative	75.00	December 2024	10-5400-2070	75.00
Total 33691:						75.00
<b>33692</b>						
01/28/2025	33692	WLC Engineering Inc	4,002.75	Water Storage tank services through 123124	10-4800-6060	4,002.75
01/28/2025	33692	WLC Engineering Inc	3,894.00	Design and sonstruction for riverfront stabilization	10-4800-6010	3,894.00
01/28/2025	33692	WLC Engineering Inc	3,698.05	Engineering for riverfront stabilization	10-4800-6010	3,698.05

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
01/28/2025	33692	WLC Engineering Inc	2,844.50	Engineering services through 12/31/24	50-4600-2060	2,844.50
01/28/2025	33692	WLC Engineering Inc	5,892.25	GIS services through 12/31/24	50-4600-2080	5,892.25
01/28/2025	33692	WLC Engineering Inc	636.75	Planning services through 12/31/2024	10-5700-2050	636.75
Total 33692:						20,968.30
<b>33693</b>						
01/28/2025	33693	Wyoming Child Support	1,018.00	Casey Gallinger - 261021	10-24200	1,018.00
01/28/2025	33693	Wyoming Child Support	62.64	Luis La Torre - 259148	10-24200	62.64
Total 33693:						1,080.64
<b>33694</b>						
01/28/2025	33694	Zoll Medical Corporation	548.00	Medical Supplies	10-5600-3595	548.00
01/28/2025	33694	Zoll Medical Corporation	488.00	Medical Supplies	10-5600-3595	488.00
Total 33694:						1,036.00
<b>192100010</b>						
01/23/2025	192100010	Rocky Mountain Power	51.03	900 S ROBERTSON RD, ROBERTSON HILLS PARK	10-4600-2510	51.03 M
Total 192100010:						51.03
<b>192100011</b>						
01/28/2025	192100011	Rocky Mountain Power	213.00	6699 Poison Spider	50-4600-2510	213.00 M
Total 192100011:						213.00
<b>192100012</b>						
01/28/2025	192100012	307 Billing Services, LLC	2,000.00	EMS Billing Services	10-5600-2045	2,000.00 M
Total 192100012:						2,000.00
<b>192100013</b>						
01/28/2025	192100013	Orchard Trust	850.00	457 & Roth Contributions	10-23600	850.00 M
Total 192100013:						850.00

M = Manual Check, V = Void Check



Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Grand Totals:						<u>282,145.34</u>

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
10-21100	.00	169,182.96-	169,182.96-
10-23600	850.00	.00	850.00
10-23800	10,959.90	.00	10,959.90
10-24200	1,080.64	.00	1,080.64
10-4400-3510	140.00	.00	140.00
10-4400-9060	25,900.00	.00	25,900.00
10-4600-1050	400.00	.00	400.00
10-4600-1060	400.00	.00	400.00
10-4600-1300	582.50	.00	582.50
10-4600-2010	6,002.81	.00	6,002.81
10-4600-2510	51.03	.00	51.03
10-4800-6010	75,256.08	.00	75,256.08
10-4800-6020	6,565.00	.00	6,565.00
10-4800-6060	4,002.75	.00	4,002.75
10-5100-1085	4,117.50	.00	4,117.50
10-5100-9000	1,410.00	.00	1,410.00
10-5300-4000	73.55	.00	73.55
10-5400-1040	550.00	.00	550.00
10-5400-1300	338.42	.00	338.42
10-5400-2070	75.00	.00	75.00
10-5400-3000	11,532.84	.00	11,532.84
10-5400-3565	34.54	.00	34.54
10-5400-4000	2,132.05	.00	2,132.05
10-5400-4050	79.99	.00	79.99
10-5500-2020	275.00	.00	275.00
10-5500-3575	244.93	.00	244.93
10-5600-2045	2,000.00	.00	2,000.00
10-5600-3510	419.25	.00	419.25
10-5600-3595	1,197.04	.00	1,197.04
10-5600-4000	398.30	.00	398.30
10-5600-4050	1,466.49	.00	1,466.49

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
10-5700-1093	108.00	.00	108.00
10-5700-2050	636.75	.00	636.75
10-5700-4000	141.76	.00	141.76
10-6100-6550	9,760.84	.00	9,760.84
12-21100	.00	72,760.17-	72,760.17-
12-4500-3515	603.47	.00	603.47
12-4500-3760	58,611.24	.00	58,611.24
12-4500-3775	1,322.20	.00	1,322.20
12-4500-3805	12,223.26	.00	12,223.26
50-21100	.00	28,949.75-	28,949.75-
50-4600-1510	20,000.00	.00	20,000.00
50-4600-2060	2,844.50	.00	2,844.50
50-4600-2080	5,892.25	.00	5,892.25
50-4600-2510	213.00	.00	213.00
51-21100	35.50	35.50-	.00
51-26150	35.50	35.50-	.00
52-21100	.00	331.32-	331.32-
52-8200-2050	152.00	.00	152.00
52-8200-3500	60.00	.00	60.00
52-8200-3525	17.11	.00	17.11
52-8200-4000	53.92	.00	53.92
52-8200-4050	48.29	.00	48.29
54-21100	.00	10,921.14-	10,921.14-
54-8400-3050	10,921.14	.00	10,921.14
Grand Totals:	<u>282,216.34</u>	<u>282,216.34-</u>	<u>.00</u>

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"



# PAYROLL

Meeting Date: January 28, 2025

Payroll Type: Regular/Police

Date Range: 12-30-24 to 1-12-25

Net: \$ 113,614.32

Deductions: \$ 30,258.54

Federal Taxes: \$ 9,815.00

Medicare: \$ 1,583.58

Retirement: \$ 6,259.84

Social Security: \$ 6,555.25

Child Support: \$ 540.32

Insurance: \$ 4,183.17

Supplemental Retirement: \$ 1,102.02

Supplemental Insurance: \$ 219.36

**TOTAL PAYROLL: \$ 83,355.78**

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City Clerk, Sarah Osborn

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Mayor, Leah Juarez



# PAYROLL

Meeting Date: January 28, 2025

Payroll Type: Fire

Date Range: 1-2-25 to 1-13-25

Net: \$ 19,697.63

Deductions: \$ 5,443.36

Federal Taxes: \$ 1,340.00

Medicare: \$ 267.21

Retirement: \$ 2,181.26

Union Dues \$ 240.00

Child Support: \$ -

Insurance: \$ 1,396.29

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

**TOTAL PAYROLL: \$ 14,254.27**

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City Clerk, Sarah Osborn

---

Mayor, Leah Juarez



**Transmittal Transactions**  
**1-28-25**

***Payroll Regular/Police: 12-30-24 to 1-12-25***

<b>Date</b>	<b>Type/Check #</b>	<b>Payor</b>	<b>AMOUNT</b>
1/12/2025	ACH	IRS	\$ 26,092.66
1/12/2025	33655	American Funds	\$ 75.00
1/12/2025	33656	Orchard Trust 457	\$ 850.00
		<b>Total:</b>	<b>\$ 27,017.66</b>

***Payroll Fire: 1-2-25 to 1-13-25***

<b>Date</b>	<b>Type/Check #</b>	<b>Payor</b>	<b>AMOUNT</b>
1/13/2025	ACH	IRS	\$ 1,911.62
1/13/2025	33657	Pathfinder FCU	\$ 240.00
		<b>Total:</b>	<b>\$ 2,151.62</b>

**TOTAL \$ 29,169.28**

Account	Beginning Balance	Deposits	Interest / Disbursements	Ending Balance	Interest Earned FYTD
WGIF DWSRF #146 Radio Read (99-10300)	\$23,530.48		\$89.40	\$23,619.88	\$572.82
Wyo Class General Fund	\$127,625.74		\$493.69	\$128,119.43	\$6,417.50
Wyo Class Police Reserve	\$9,238.90		\$35.72	\$9,274.62	\$464.53
Wyo Class Cooley Trust Reserve	\$394.05		\$1.55	\$395.60	\$66.17
Wyo Class Parks Reserve	\$752.12		\$2.86	\$754.98	\$38.08
Wyo Class Sanitation Reserve	\$127,630.85		\$493.73	\$128,124.58	\$6,383.39
Wyo Class Sewer Reserve	\$92,525.05		\$357.91	\$92,882.96	\$4,627.78
Wyo Class Sewer Tap Reserve	\$116,974.05		\$452.47	\$117,426.52	\$5,881.88
Wyo Class Water Reserve	\$112,827.41		\$436.43	\$113,263.84	\$5,657.15
Wyo Class Buffalo Meadows Asset Account	\$191,016.64		\$738.89	\$191,755.53	\$8,927.11
Wyo Class Buffalo Meadows Debt Reserve	\$30,359.01		\$117.45	\$30,476.46	\$1,194.89
Cannot touch this account					
Wyo Class Summerfest Reserve	\$11,702.71		\$45.23	\$11,747.94	\$424.94
<b>Totals</b>	<b>\$844,577.01</b>	<b>\$0.00</b>	<b>\$3,265.33</b>	<b>\$0.00</b>	<b>\$40,656.24</b>

RESERVES REPAY ACCOUNT DETAIL	
Account	Repay Balance
Wyo Class Gen Fund Reserve	\$128,119.43
Wyo Class Water Reserve	\$113,263.84
Wyo Class Sewer Reserve	\$92,882.96
Wyo Class Sanitation Reserve	\$128,124.58
<b>Total Repay Balance</b>	<b>\$462,390.81</b>

TOTAL ACCOUNTS DETAIL	
Account	Balance
Investments Accounts Total	\$847,842.34
City Accounts	\$793,959.79
<b>Total Accounts Balance</b>	<b>\$1,641,802.13</b>

City Accounts					
Account	Ending Balance	Interest	Account	Ending Balance	Interest
Jonah Operations Account	\$418,375.02		Jonah Water Deposit Acco	\$136,515.95	
Jonah Police Account	\$34,745.05		Jonah Municipal Account	\$170,433.32	
Jonah Court Bond Account	\$33,390.44				



### December 2024 Account Balances

Operations Account	\$418,375.02
Water Deposit	\$136,515.95
Municipal Court	\$170,433.32
Court Bond	\$33,390.44
Police	\$34,745.05
Jonah Steel Eagle	\$500.01
WGIF Radio Read Fund	\$23,619.88
Wyo Class General Fund Reserve	\$128,119.43
Wyo Class Police Reserve	\$9,274.62
Wyo Class Cooley Trust Reserve	\$395.60
Wyo Class Parks Reserve	\$754.98
Wyo Class Sanitation Reserve	\$128,124.58
Wyo Class Sewer Reserve	\$92,882.96
Wyo Class Sewer Tap Reserve	\$117,426.52
Wyo Class Water Reserve	\$113,263.84
Wyo Class Buffalo Meadows Asset Acct	\$191,755.53
Wyo Class Buffalo Meadows Debt	\$30,476.46
Wyo Class Summerfest	\$11,747.94
<b>Totals</b>	<b>\$1,641,802.13</b>
<b>Equity Line of Credit Balance - \$382,451.64</b>	

\_\_\_\_\_  
City Treasurer, Nathan Romrell

\_\_\_\_\_  
Mayor, Leah Juarez



	Date	Cash, Check, Card Payments	Bonds Received	Prior Bonds Applied/Forf.	Victims Comp	Court Cost / Restitution	MCPF (Dare)	Bank Fees	TOTAL
Sales Activity	12/2-12/6	\$15,366.00	\$4,065.00						\$11,301.00
Court Report									\$0.00
								<b>Difference</b>	<b>\$11,301.00</b>
	Date	Cash, Check, Card Payments	Bonds Received	Prior Bonds Applied/Forf.	Victims Comp	Court Cost / Restitution	MCPF (Dare)	Bank Fees	TOTAL
Sales Activity	12/9-12/13	\$7,097.00	\$1,972.00						\$5,125.00
Court Report									\$0.00
								<b>Difference</b>	<b>\$5,125.00</b>
	Date	Cash, Check, Card Payments	Bonds Received	Prior Bonds Applied/Forf.	Victims Comp	Court Cost / Restitution	MCPF (Dare)	Bank Fees	TOTAL
Sales Activity	12/16-12/20	\$5,585.00							\$5,585.00
Court Report									\$0.00
								<b>Difference</b>	<b>\$5,585.00</b>
	Date	Cash, Check, Card Payments	Bonds Received	Prior Bonds Applied/Forf.	Victims Comp	Court Cost / Restitution	MCPF (Dare)	Bank Fees	TOTAL
Sales Activity	12/23-12/27	\$3,069.00							\$3,069.00
Court Report									\$0.00
								<b>Difference</b>	<b>\$3,069.00</b>
	Date	Cash, Check, Card Payments	Bonds Received	Prior Bonds Applied/Forf.	Victims Comp	Court Cost / Restitution	MCPF (Dare)	Bank Fees	TOTAL
Sales Activity	12/30-12/31	\$2,185.00							\$2,185.00
Court Report									\$0.00
								<b>Difference</b>	<b>\$2,185.00</b>

Sales Activity Month Total	\$27,265.00
Proceedings Report Month Total	\$0.00
Difference	\$27,265.00
<b>Court Proceedings Check</b>	<b>\$27,265.00</b>

Division of Victim Services Checks

Completed by: \_\_\_\_\_



Transfer to Reserve Authorization  
**CITY OF MILLS**  
MILLS, WYOMING

DECEMBER 24 TRANSFER

DATE: 01/29/25

Transfer for Water Reserve	2,285.89
Transfer for Sewer Reserve	4,538.38
Transfer for Sanitation Reserve	3,204.00
Total of Transfer	\$10,028.27

MAYOR'S SIGNATURE \_\_\_\_\_

COUNCIL SIGNATURE \_\_\_\_\_



# CITY OF MILLS

EST. 1921

## VOIDED CHECKS

**1-28-25**

CHECK #	DATE	PAYOR	AMOUNT
33587	12/30/2024	Leah Juarez	\$ 1,194.00
33591	1/14/2025	Above All Cleaning	\$ 1,240.00
33625	1/14/2025	Thomas Prach	\$ 550.00
33656	1/16/2025	Orchard Trust/Great Western Trust Co LLC	\$ 850.00
1934	1/28/2025	Levinge Freight Lines	\$ 35.50

**Total: \$ 3,869.50**

**RESOLUTION NO. 2025-07**

**ADOPTING A CURRENT UNDERSTANDING OF THE MEANING OF  
“NEWSPAPER” AT LAW**

**WHEREAS**, The City of Mills annually designates a Legal Newspaper for the purposes of publication of legal notices and in compliance with the law of the State of Wyoming; and

**WHEREAS**, The topic of newspapers for purposes of publication of notice was recently a topic of litigation, with that now having been dismissed with the current Mills ordinance therefore being unchallenged and presumed to be valid; and

**WHEREAS**, The current Mills City Ordinance on publication provides:

**2.90.30 Legal Advertisements.**

The term “newspaper”, in so far as it is used by the Statues of the State of Wyoming, requiring publication by municipalities of certain notices and information is undefined. This ordinance, therefore, sets forth the meaning of the terms “newspaper” and publish for the purpose of complying with Wyoming State Statutes by the City of Mills and the matters to be considered by the town in regard to the same.

- A. Whenever possible the City shall take into consideration the circulation of the newspaper when placing notices, with such consideration to consider ultimate circulation, timeliness, and the cost of placing the notice. While cost or circulation need not alone dictate which newspaper is chosen, it shall be a matter that shall be taken into consideration.
  
- B. Whenever the term “newspaper” is used by a Wyoming State Statute which requires a municipality to place a notice or publication in the same, the city may:
  - i. Rely on the common understanding of the meaning of the term “newspaper” as it existed at the time of the first Wyoming Statute to use the same. If this is done, it will require no further act by the City Council in order for that understanding to apply.
  
  - ii. Adopt, by resolution, the 21<sup>st</sup> Century understanding of “newspaper” for any particular purpose, which shall mean an electronic publication satisfying the following criteria:
    - a. An electronic publication, to include a website which;

- b. Is published or maintained on a daily basis, and which;
  - c. Is published for the purpose of distributing information and news in a fashion similar to that of a print newspaper and which;
  - d. Includes Natrona County, Wyoming as part of its routine coverage.
- C. Whenever the term “publish” is used by a Wyoming State Statute which requires a municipality to publish a notice in a “newspaper”, the following shall be presumed to apply:
- i. “Publish”, in the case of a print newspaper, shall be presumed to mean “printed and distributed”, wherever the statute makes reference to a locality, such as within a municipality or county, unless the city establishes a good and sufficient basis for reading the same in another manner, and records the same my way of a resolution.
  - ii. “Publish”, in the case of electronic media, shall be presumed to mean electronically issued on a website which meets the definition of a “newspaper” as set forth above, which can reasonably be determined to be directed towards or read within a municipality or county.
- D. In any instance in which the city determines to publish a notice in an electronic newspaper, such as is described in 2.90.30(B)ii above, it shall publish the same on its website and store a copy of the electronic notice for a period of five (5) years, unless a statute, ordinance or resolution requires a longer time period. Publication of a notice in an electronic newspaper may include a active link to the city’s publication on its website, which shall suffice for publication as long as it was specifically done for the purpose of giving notice.
- E. Should the State of Wyoming amend, repeal or replace the current publication statutes, on whole or in part, to allow for the placement of notices through a centralized electronic system maintained or authorized by the State of Wyoming, the City of Mills shall accordingly elect to use that system in the fashion authorized by the State.

**NOW, THEREFORE,** The City of Mills hereby designates the following as its legal newspapers for Calendar Year, 2025:

- a. The City of Mills shall publish legal notices on its website which it shall further:
  - i. Publish and maintain daily.
  - ii. Distribute news concerning the City on a daily basis free of charge and available to everyone.
  - iii. Link in and post to the City’s Facebook page.

- iv. Provide such notices to the Oil City News.
  - v. Post a physical copy at the City Hall and Police Station.
  - vi. Email or mail to any requesting party.
- b. The City of Mills shall, within thirty (30) days of this Resolution, determine what outside electronic media is available that meets the criteria set forth in section Bii above which are independent of the City of Mills, and list which one or ones the City of Mills may use as its official newspaper, should it choose to do so.
- c. The City may publish in its last officially designated print newspaper.
- d. The City may choose to publish, as appropriate, by all the methods set forth above.

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

CERTIFICATE

I, Sarah Osborn, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on January 28, 2025, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

\_\_\_\_\_  
Sarah Osborn  
City Clerk

**RESOLUTION NO. 2025-08**

**RESOLUTION ADOPTING AND CONFIRMING CITY OF MILLS  
NONDISCRIMINATORY PRATICES**

**WHEREAS**, The City of Mills commits itself to be a confirming that it is fully in compliance with all State and Federal provisions regarding the fair and nondiscriminatory treatment of members of the public.

**WHEREAS**, The City of Mills and its employees, servants and agents, as a matter of policy does not and shall not discriminate against members of the public, including those it engages to provide services for, those who provide services to the City, and those who the City encounters in its routine business, and complies with all State and Federal Law as a matter of policy. This includes being nondiscriminatory on the basis of race, creed, religion, marital status, national origin, disability, veteran status or any other basis prohibited by state, local, or Federal laws.

**NOW, THEREFORE**, The City, through it governing body, hereby provides that The City does not and will not permit or condone any unlawful discrimination, against members of the public, including those it engages to provide services for, those who provide services to the City, and those who the City encounters in its routine business, and that the City of Mills complies with all State and Federal Law as a matter of policy including being nondiscriminatory on the basis of race, creed, religion, marital status, national origin, disability, veteran status or any other basis prohibited by state, local, or Federal laws.

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

CERTIFICATE

I, Sarah Osborn, City Clerk, hereby certify that the foregoing Resolution was adopted by the City of Mills at a public meeting held on January 23, 2024, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the record of the City of Mills.

\_\_\_\_\_  
Sarah Osborn, City Clerk





**CITY OF MILLS**  
EST. 1921

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

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

Item # 16.

## Memorandum

---

**TO:** Mills City Council  
**FROM:** Megan Nelms, AICP, City Planner  
**DATE:** January 28, 2025  
**SUBJECT:** Minor Boundary Adjustment – Mountain Meadows No. 2

---

**Case Number:** 24.10 FSP

**Summary:** The applicant is completing a boundary adjustment between Lots 1 & 2 of Mountain Meadows No 2. This subdivision is the location of the new Wyoming Classical Academy. The original plat had a 50-foot-wide strip of land included with Lot 2 touching Poison Spider Ln. This plat will adjust the lot boundaries to include that strip into the school parcel. The adjustment will increase proposed Lot 1A from 10.0 to 10.5-acres and decrease proposed Lot 2A from 37.65 to 37.15-acres in size.

**Current Zoning:** UA (Urban Agriculture) \*no change of zoning is requested or required.

**Planning Commission Recommendation:** At their January 2, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

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

**Minor Adjustment Plat  
of Mountain Meadows No. 2**

**Final Plat**

**Planning Commission Meeting**  
January 2, 2025

**City Council Meeting**

**Applicants:** Greenbriar Partners, LLC

**Case Number:** 24.10 FSP

**Agent:** ECS Engineering/Steve Granger

**Summary:** The applicant is completing a boundary adjustment between Lots 1 and 2 of Mountain Meadows No. 2. The adjustment will increase proposed Lot 1A from 10.0 to 10.50-acres and decrease proposed Lot 2A from 37.65 to 37.15-acres in size.

**Legal Description:** Lots 1 & 2, Mountain Meadows No. 2

**Location:** The property is located at the intersection of Poison Spider Lane and Robertson Rd.

**Current Zoning:** UA (Urban Agriculture) \*no change of zoning is requested or required.

**Existing Land Use:** The new Wyoming Classical Academy school is currently under construction on proposed Lot 1A.

**Adjacent Land Use:** North: Platte View Estates (UAR)  
South: County (LI)  
East: Robertson Hills Subdivision (C-1 & PLI)  
West: County (UA)

**Planning Considerations:**

1. The name of the subdivision will be ‘Minor Adjustment Plat of Mountain Meadows No. 2’. The entire title needs to be bolded and updated on the plat face.
2. Re-label the lots as Lot 1A & 2A and update across the plat and in the dedication.
3. Update the Certificate of Surveyor with the complete subdivision name and date of survey.

**4. Cosmetic changes to the plat:**

- a. Update all approvals and acknowledgements to 2025.
- b. Ensure all line types accurately match the legend.

**5. Survey Reviews:**

- a. The CL 30' wide Private Access Easement running east/west in the southern portion of Lot 2 is existing. Remove all ties, calls and curve data related to the easement and only reference Instrument #1155807 and #1156248.
- b. Adjust the line type of the above referenced easement to match the legend.
- c. Similarly, the 20' General Utility Easement along the westerly boundary of the subdivision was previously dedicated via Instrument #1155807. Revise accordingly.
- d. Remove the 35' wide road easement (Instrument #457758) as it was vacated via the previous plat (Instrument #1156248).
- e. Add the 75.98' back in along the westerly line of Lot 1 south of the CE1/16 corner and remove the 457.31' dimension as shown. There is a bearing break and should be as shown on the previous platting.
- f. Replace the 1117.99' dimension with 1246.43' as depicted on the previous platting for the west line of Lot 2.
- g. The new 50' wide utility easement along the eastern line of Lot 1 is being dedicated with this plat. Adjust the line type to match the legend.

---

**Staff Recommendation:**

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

**Planning Commission Recommendation:**

**City Council Decision:**



CITY OF MILLS  
APPLICATION FOR PLAT/REPLAT  
Pursuant to the City of Mills Zoning Ordinance

PAID  
DEC 18 2024



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

Date: \_\_\_\_\_  
Return by: \_\_\_\_\_  
(Submittal Deadline)  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** Shawn Gustafson

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name: Greenbriar Properties  
Owner Mailing Address: 259 S. Center St., Ste. 216  
City, State, Zip: Casper, Wy 82601  
Owner Phone: 307-577-7775  
Applicant Email: Lisa@lisaburridge.net

**AGENT INFORMATION:**

Print Agent Name: Lisa Burridge  
Agent Mailing Address: same  
City, State, Zip: \_\_\_\_\_  
Agent Phone: \_\_\_\_\_  
Agent Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): Lot 2, Mountain Meadows No. 2, City of Mills, Natrona County Wy  
Being part of E1/2, Section 10, T33N, R80W.

Physical address of subject property if available: Robertson Road

Size of lot(s) 37.15 Acres sq. ft/acres: \_\_\_\_\_

Current zoning: Urban Agriculture Current use: Vacant

Intended use of the property: Future Development Subdivision

Zoning within 300 feet: Urban Agriculture Land use within 300 feet: School

**ATTACHMENTS (REQUIRED):**

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

**RIGHT-OF-WAY / EASEMENT INFORMATION:**

Right-of-Way / Easement Location: N/A  
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: \_\_\_\_\_ Number of Feet to be Vacated: \_\_\_\_\_

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated: Abandoned

**SIGNATURE(S):**

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



**CITY OF MILLS**  
**APPLICATION FOR PLAT/REPLAT**  
Pursuant to the City of Mills Zoning Ordinance



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

Date: \_\_\_\_\_  
Return by: \_\_\_\_\_  
(Submittal Deadline)  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** Shawn Gustafson

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name:  
XL Charter Development LLC  
Owner Mailing Address:  
855 W. Broad St., Suite 300  
City, State, Zip: Boise, ID 83702  
Owner Phone: 208-908-5505  
Applicant Email: clayton@xlcharterdevelopment.com

**AGENT INFORMATION:**

Print Agent Name:  
Clayton Howell  
Agent Mailing Address:  
same  
City, State, Zip: \_\_\_\_\_  
Agent Phone: \_\_\_\_\_  
Agent Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): Lot 1, Mountain Meadows No. 2, City of Mills, Natrona County Wy  
Being part of E1/2, Section 10, T33N, R80W.

Physical address of subject property if available: Robertson Road  
Size of lot(s) 10.5 Acres sq. ft/acres:  
Current zoning: Urban Agriculture Current use: School  
Intended use of the property: School  
Zoning within 300 feet: Urban Agriculture Land use within 300 feet: Vacant

**ATTACHMENTS (REQUIRED):**

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

**RIGHT-OF-WAY / EASEMENT INFORMATION:**

Right-of-Way / Easement Location: NA  
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: \_\_\_\_\_ Number of Feet to be Vacated: \_\_\_\_\_

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned

**SIGNATURE(S):**

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

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:  
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature Brian Hufferdorn

OWNER Signature \_\_\_\_\_

AGENT Signature \_\_\_\_\_

**FEES (Plat/Replat):** \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

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

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:  
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature [Handwritten Signature] OWNER Signature \_\_\_\_\_  
AGENT Signature \_\_\_\_\_

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum). **plus \$150.00 recording fee.**

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

CITY OF MILLS  
 PO BOX 789  
 704 FOURTH STREET  
 MILLS WY 82644 307-234-6679

Receipt No: 1.059155 Dec 18, 2024

Greenbrier Properties/Mountain Meadows 2

Previous Balance:	.00
Planning	
Plat/ Re-Plat	400.00
10-3200-5210	
Building Permits Income	
Total:	400.00
Check - Jonah Operating	
Check No: 2991	400.00
Total Applied:	400.00
Change Tendered:	.00

12/18/2024 8:42 AM

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:  
Minor Adjustment Plat for Mountain Meadows No. 2

OWNER Signature Clayton Howell

OWNER Signature \_\_\_\_\_

AGENT Signature \_\_\_\_\_

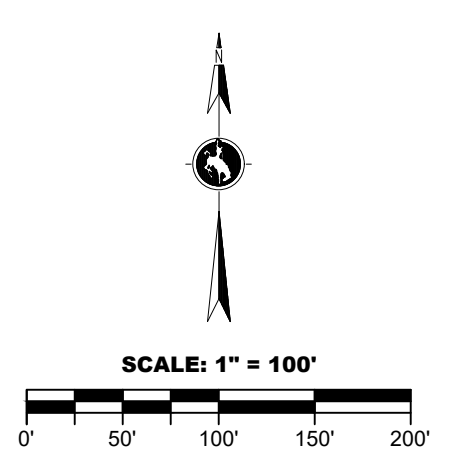
**FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), plus \$150.00 recording fee.**

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



# MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2

AN ADDITION TO THE CITY OF MILLS, WYOMING LOCATED IN PORTIONS OF THE NE1/4SE1/4 & SE1/4NE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING

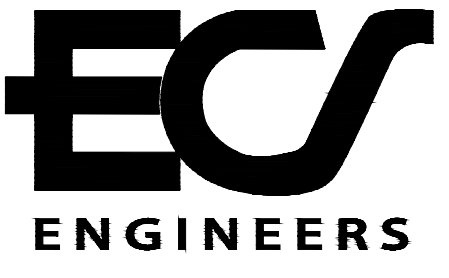


### LEGEND

- ◊ RECOVERED BRASS CAP
- ♣ RECOVERED HIGHWAY R/W MONUMENT
- RECOVERED ALUMINUM CAP
- SET ALUMINUM CAP
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- - - NEW EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - 1/4 SECTION LINE
- - - 1/16 SECTION LINE
- N00°00'00"W, 1234.56' MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

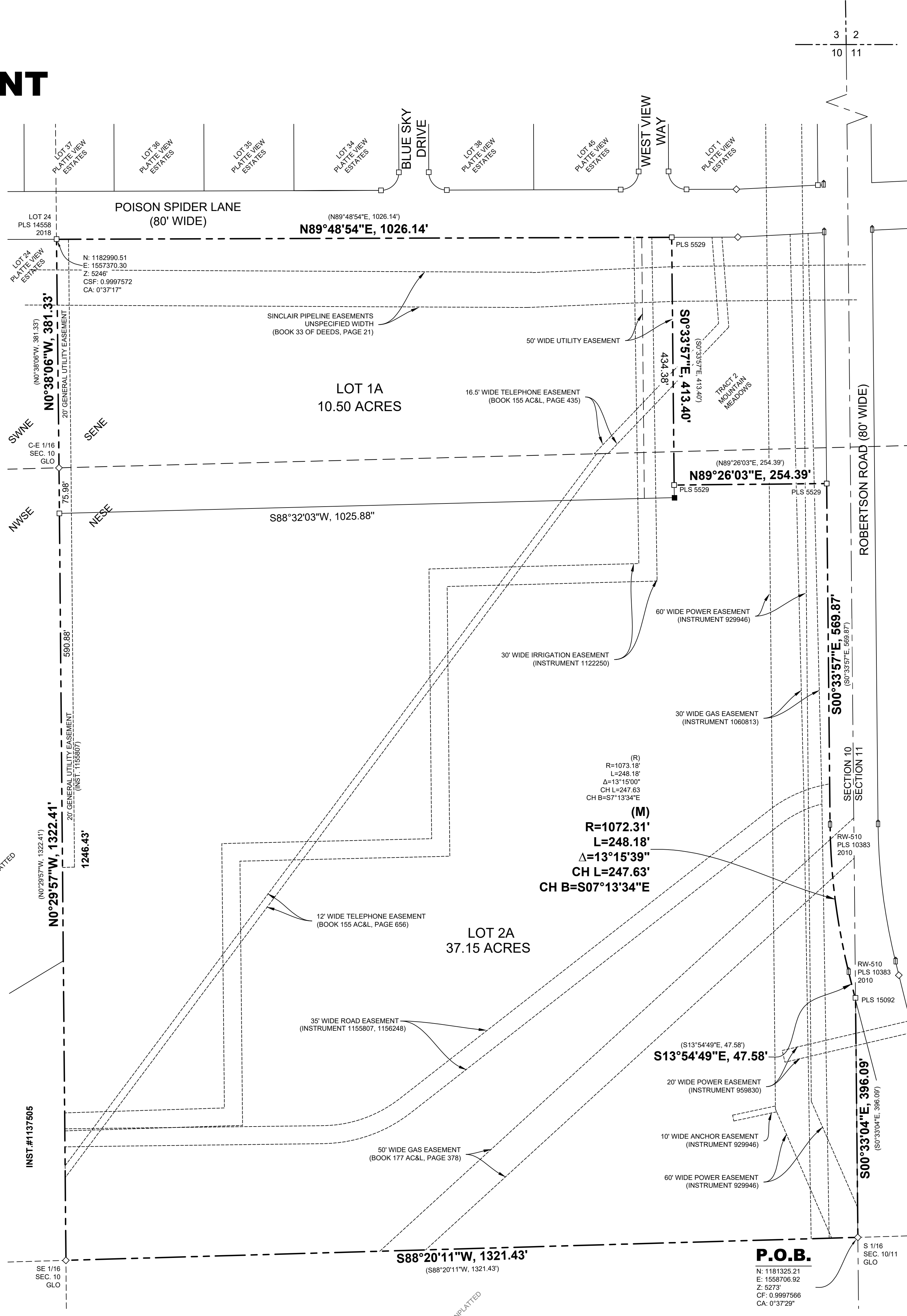
### NOTES

1. ERROR OF CLOSURE EXCEEDS 1:494,094.
2. BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
3. ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
4. DISTANCES: US SURVEY FOOT/GRID.



Environmental and Civil Solutions, LLC  
 111 West 2nd Street, Suite 600  
 Casper, WY 82604  
 Phone: 307.337.2883  
 www.ecsengineers.net

PROJECT NO. 220010



### CERTIFICATE OF DEDICATION

STATE OF WYOMING  
 COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, BRIAN HUFFAKER, MANAGER OF GRHH PERFORMANCE MILLS LLC AND CLAYTON HOWELL, MANAGER OF XL CHARTER DEVELOPMENT LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOTS 1 AND 2, MOUNTAIN MEADOWS No. 2, LOCATED IN PORTIONS OF THE NE1/4SE1/4 AND THE SE1/4NE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11"W., 1321.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57"W., 1322.41 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4NE1/4, SECTION 10;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SE1/4NE1/4, SECTION 10 AND THE EAST LINE OF LOT 24 OF PLATTE VIEW ESTATES, N.0°38'06"W., 381.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, THE NORTHEAST CORNER OF SAID LOT 24, PLATTE VIEW ESTATES, AND A POINT IN THE SOUTHERLY LINE OF POISON SPIDER LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID POISON SPIDER LANE, N.89°48'54"E., 1026.14 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID TRACT 2, MOUNTAIN MEADOWS, INTO SAID NE1/4SE1/4, SECTION 10, S.0°33'57"E., 413.40 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, MOUNTAIN MEADOWS;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TRACT 2, MOUNTAIN MEADOWS, N.89°26'03"E., 254.39 FEET TO THE SOUTHWEST CORNER OF TRACT 2, MOUNTAIN MEADOWS AND A POINT IN THE WESTERLY LINE OF ROBERTSON ROAD;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD, S.0°33'57"E., 569.87 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1072.31 FEET, AND THROUGH A CENTRAL ANGLE OF 13°15'39", SOUTHEASTERLY, 248.18 FEET, AND THE CHORD OF WHICH BEARS S.7°13'34"E., AND DISTANCE OF 247.63 FEET TO A POINT OF NON-TANGENCY;

THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49"E., 47.58 FEET TO A POINT IN THE EAST LINE OF SAID NE1/4SE1/4, SECTION 10;

THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04"E., 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 47.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A MINOR ADJUSTMENT PLAT OF LOTS 1A AND 2A, MOUNTAIN MEADOWS 2, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS. THE 30' WIDE PRIVATE ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE ADJACENT PROPERTY AS RECORDED IN INSTRUMENT No. 1137505, NATRONA COUNTY RECORDS.

GREENBRIAR PARTNERS, LLC  
 421 S. CENTER STREET, SUITE 201  
 CASPER, WY 82601

GRHH PERFORMANCE MILLS LLC  
 855 W. BROAD ST., SUITE 300  
 BOISE, ID 83702

XL CHARTER DEVELOPMENT, LLC  
 855 W. BROAD ST., SUITE 300  
 BOISE, ID 83702

### ACKNOWLEDGEMENTS

STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
 BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.  
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
 BY BRIAN HUFFAKER, MANAGER - GRHH PERFORMANCE MILLS LLC.  
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
 BY CLAYTON HOWELL, MANAGER - XL CHARTER DEVELOPMENT, LLC.  
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER \_\_\_\_\_ DULY PASSED, ADOPTED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR \_\_\_\_\_ ATTEST: CITY CLERK \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ CITY SURVEYOR \_\_\_\_\_ CITY PLANNER \_\_\_\_\_

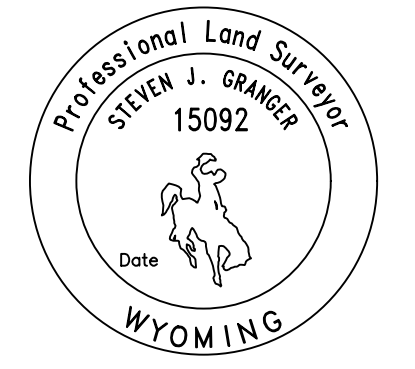
### CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2024 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

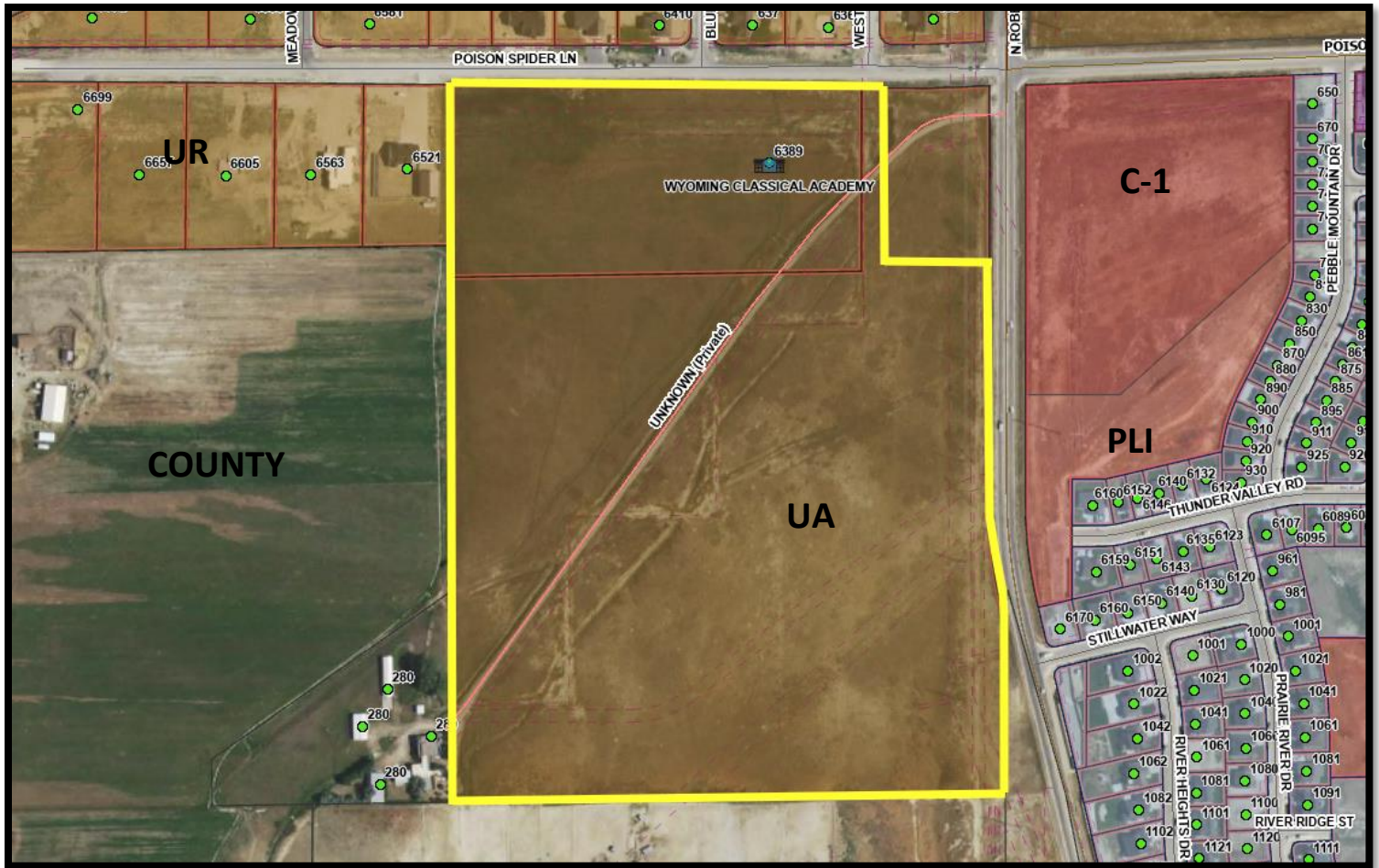
STATE OF WYOMING )  
 ) SS  
 COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
 BY STEVEN J. GRANGER  
 WITNESS MY HAND AND OFFICIAL SEAL.

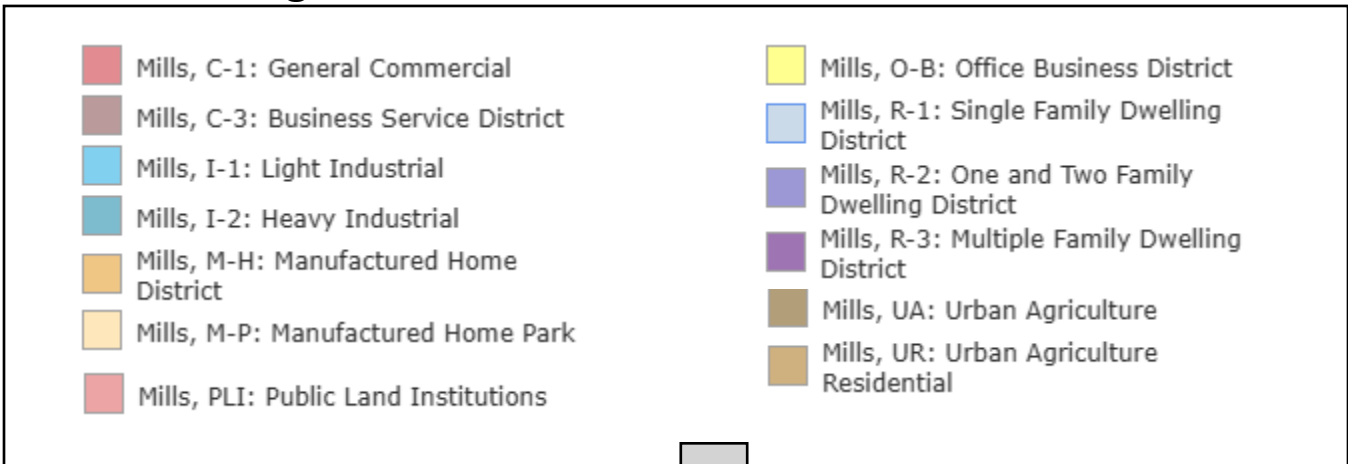
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



## Minor Adjustment Plat of Mountain Meadows No. 2



### Mills Zoning Districts



**WARRANTY DEED**

FT INVESTMENTS, LLC, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

GREENBRIAR PARTNERS, LLC, grantees(s), whose address is:

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

TRACT 1, "MOUNTAIN MEADOWS", AN ADDITION TO THE CITY OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 10th day of June, 2022.

FT INVESTMENTS, LLC

BY: [Signature]  
KEITH P. TYLER  
MEMBER

BY: [Signature]  
GARY FERGUSON  
MEMBER

State of Wyoming )  
                                  )SS.  
County of Natrona )

This record was acknowledged before me on this 10th day of June, 2022 by KEITH P. TYLER as MEMBER and GARY FERGUSON as MEMBER of FT INVESTMENTS, LLC.

Given under my hand and notarial seal this 10th day of June, 2022.

My Commission Expires: May 7, 2024  
[Signature]  
Notarial Officer



Recording requested by  
and when recorded please return to:

Performance Charter School Development LLC  
855 W. Broad Street, Suite 300  
Boise, ID 83702  
Attn: Legal Department



6/21/2024 9:15:56 AM  
Pages: 6

NATRONA COUNTY CLERK

Tracy Good  
Recorded: CC  
Fee: \$27.00  
AMERICAN TITLE AGENCY

**1156249**

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED made this 17<sup>th</sup> day of June, 2024, by Greenbriar Partners LLC, a Wyoming limited liability company, whose address is 259 S. Center, Suite 214, Casper, Wyoming 82601 (the "Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and warrants unto GRHH PERFORMANCE MILLS LLC, an Idaho limited liability company, as to an undivided 90% interest, and XL CHARTER DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 10% interest (collectively, the "Grantee"), whose address is 855 W. Broad Street, Suite 300, Boise, Idaho 83702, and the Grantee's heirs and assigns forever all the real property together with any improvements located in the County of Natrona and State of Wyoming, described as follows:

See Exhibit A attached hereto.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments, easements, gaps and gores, rights of way and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, easements, hereditaments, rights of way and gaps and gores, unto the Grantee and the Grantee's heirs, successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND FOREVER DEFEND the above described premises but not any vacated street, alley, or other right-of-way that adjoins said premises, if any, in the quiet and peaceable possession of the Grantee and the heirs, successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to those matters identified on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

GENERAL WARRANTY DEED - 1

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

Greenbriar Partners, LLC,  
a Wyoming limited liability company

By: [Signature]  
Name: Lisa Burridge  
Title: Managing Member

STATE OF WYOMING     )  
  ) ss  
COUNTY OF NATRONA    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 2024, by Lisa Burridge as Managing Member of Greenbriar Partners, LLC, a Wyoming limited liability company.

[SEAL]

[Signature]  
Notary Public Signature  
Print Name: Tristie Ross  
My Commission Expires: 7-29-27

TRISTIE A. ROSS  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 15545  
MY COMMISSION EXPIRES 07/29/2027

**EXHIBIT A**  
**Legal Description**

LOT 1, "MOUNTAIN MEADOWS NO. 2", AN ADDITION TO THE CITY OF MILLS,  
NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED JUNE 12, 2024, AS  
INSTRUMENT NO. 1155807.

GENERAL WARRANTY DEED - 1

**EXHIBIT B**  
**Permitted Exceptions**

1. TAXES OR ASSESSMENTS NOT YET DUE AND PAYABLE.
2. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY DEED, FROM GERTRUDE E. WALPORT, A SINGLE LADY, TO THE ILLINOIS PIPE LINE COMPANY, DATED JULY 19, 1921, RECORDED SEPTEMBER 21, 1921, IN BOOK 31 OF DEEDS, PAGE 36. AND SUBSEQUENT ASSIGNMENTS THEREOF.
3. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY GRANT, FROM GERTRUDE E. WALPORT, A SINGLE PERSON, TO R. E. WERTZ, DATED OCTOBER 8, 1921, RECORDED FEBRUARY 18, 1922, IN BOOK 33 OF DEEDS, PAGE 21. AND SUBSEQUENT ASSIGNMENTS THEREOF.
4. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY, FROM GERTRUDE E. MIRANDA FORMERLY GERTRUDE E. WALPORT, TO BOLTON OIL COMPANY, A WYOMING CORPORATION, DATED OCTOBER 5, 1922, RECORDED NOVEMBER 27, 1922, IN BOOK 36 OF DEEDS, PAGE 8.
5. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO GERTRUDE E. MIRANDA, FORMERLY GERTRUDE E. WALPORT, DATED FEBRUARY 20, 1924, RECORDED JUNE 25, 1924, IN BOOK 42 OF DEEDS, PAGE 118.
6. TERMS AND PROVISIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO FREDERICK A. WALPORT, DATED DECEMBER 18, 1923, RECORDED JANUARY 11, 1924, IN BOOK 32 OF DEEDS, PAGE 436.
7. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY DEED BY AND BETWEEN R. E. WERTZ, AGENT, AND PRODUCERS AND REFINERS CORPORATION, DATED JULY 31, 1922, RECORDED DECEMBER 27, 1926, IN BOOK 22 AC&L, PAGE 155. AND SUBSEQUENT ASSIGNMENTS THEREOF.
8. TERMS AND PROVISIONS CONTAINED IN ASSIGNMENT OF RIGHTS OF WAY AND STATION SITE LEASES, PERMITS AND LICENSES, BETWEEN PRODUCERS AND REFINERS CORPORATION, ET AL, AND SINCLAIR WYOMING OIL COMPANY, DATED MAY 21, 1934, RECORDED NOVEMBER 22, 1934, IN BOOK 27 AC&L, PAGE 88.
9. TERMS, PROVISIONS AND EFFECT CONTAINED IN AMENDATORY CONTRACT BETWEEN THE UNITED STATES OF AMERICA AND THE CASPER-ALCOVA IRRIGATION DISTRICT, DATED AUGUST 3, 1935, RECORDED SEPTEMBER 23, 1935, IN BOOK 27 AC&L, PAGE 481; AND DATED NOVEMBER 25, 1957, RECORDED DECEMBER 3, 1957, IN BOOK 73 AC&L, PAGE 427. ALSO, SEE AFFIDAVIT AFFECTING TITLE DATED MAY 21, 1998, RECORDED JUNE 3, 1998, AS INSTRUMENT NO. 614975.
10. TERMS AND PROVISIONS CONTAINED IN AGREEMENT BY AND BETWEEN NORTHERN UTILITIES COMPANY AND SINCLAIR REFINING COMPANY, DATED JANUARY 3, 1941, RECORDED FEBRUARY 17, 1941, IN BOOK 31 AC&L, PAGE 413.
11. TERMS AND PROVISIONS CONTAINED IN CONTRACT AND GRANT OF EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND H. A. NORDMAN, A SINGLE PERSON, DATED OCTOBER 19, 1951, RECORDED NOVEMBER 2, 1951, IN BOOK 47 AC&L, PAGE 105.

GENERAL WARRANTY DEED - 2

12. TERMS AND PROVISIONS CONTAINED IN GENERAL CONVEYANCE FROM NORTHERN UTILITIES COMPANY TO NORTHERN UTILITIES, INC., A WYOMING CORPORATION, DATED DECEMBER 20, 1962, RECORDED DECEMBER 31, 1962, IN BOOK 102 AC&L, PAGE 203.
13. TERM AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 6, 1972, RECORDED NOVEMBER 6, 1972, IN BOOK 155 AC&L, PAGE 435; AND RIGHT OF WAY EASEMENT FROM LAWSON E. MIDDAUGH, ET UX, TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED NOVEMBER 9, 1972, RECORDED DECEMBER 27, 1972, IN BOOK 155 AC&L, PAGE 656.
14. TERMS AND PROVISIONS CONTAINED IN LICENSE FROM THE COUNTY OF NATRONA, STATE OF WYOMING, TO PIONEER WATER AND SEWER DISTRICT, DATED OCTOBER 1, 1981, RECORDED OCTOBER 7, 1983, AS INSTRUMENT NO. 359637.
15. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM DONALD E. MIDDAUGH, ET AL, TO JOHN C. DOYLE, A SINGLE PERSON, DATED MARCH 7, 1989, RECORDED MARCH 16, 1989, AS INSTRUMENT NO. 457758.
16. RECORD OF SURVEY PLAT SHOWING RIGHT-OF-WAY BOUNDARY FOR ROBERTSON ROAD, RECORDED OCTOBER 8, 2010, AS INSTRUMENT NO. 896458.
17. TERMS AND PROVISIONS CONTAINED IN RIGHT OF WAY EASEMENT FROM LAWRENCE E. MIDDAUGH, ET AL, GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, DATED JUNE 1, 2012, RECORDED JUNE 11, 2012, AS INSTRUMENT NO. 929946.
18. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 09-17, RESOLUTION NAMING POISON SPIDER LANE, RECORDED MAY 3, 2017, AS INSTRUMENT NO. 1030155.
19. TERMS AND PROVISIONS CONTAINED IN EASEMENT AND DEDICATION BY FT INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND PLATTE VIEW DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, GRANTED TO CASPER ALCOVA IRRIGATION DISTRICT, DATED APRIL 10, 2019, RECORDED APRIL 8, 2022, AS INSTRUMENT NO. 1122250.
20. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-25, RECORDED MAY 25, 2022, AS INSTRUMENT NO. 1124683.
21. EASEMENTS AS SHOWN ON THE PLAT OF MOUNTAIN MEADOWS, RECORDED JUNE 1, 2022, AS INSTRUMENT NO. 1125075.
22. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2022-44, DATED DECEMBER 13, 2022, RECORDED DECEMBER 15, 2022, AS INSTRUMENT NO. 1134515.
23. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2023-44, DATED NOVEMBER 14, 2023, RECORDED NOVEMBER 15, 2023, AS INSTRUMENT NO. 1147799.
24. TERMS AND PROVISIONS CONTAINED IN CITY OF MILLS/PERFORMANCE CHARTER SCHOOL MILLS LLC SITE PLAN AGREEMENT BY AND BETWEEN THE CITY OF MILLS , WYOMING, A MUNICIPAL CORPORATION, AND GRHH PERFORMANCE MILLS LLC, ET AL, DATED JANUARY 23, 2024, RECORDED JANUARY 31, 2024, AS INSTRUMENT NO. 1150547.

GENERAL WARRANTY DEED - 3



25. EASEMENTS AS SHOWN ON THE PLAT OF MOUNTAIN MEADOWS NO. 2, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155807.
26. TERMS AND PROVISIONS CONTAINED RESOLUTION NO. 2024-14, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155809.
27. 49. TERMS AND PROVISIONS CONTAINED IN RESOLUTION NO. 2024-13, RECORDED JUNE 12, 2024, AS INSTRUMENT NO. 1155811.

**GENERAL WARRANTY DEED - 4**

**Resolution No. 2025-09**

**A RESOLUTION APPROVING THE MINOR ADJUSTMENT PLAT OF MOUNTAIN MEADOWS NO. 2, AN ADDITION TO THE CITY OF MILLS**

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

**WHEREAS**, Greenbriar Partners, LLC, GRHH Performance Mills, LLC and XL Charter Development, LLC are the owners of Lots 1 & 2, Mountain Meadows No. 2, an addition to the City of Mills, Natrona County, Wyoming.

**WHEREAS**, said owner has petitioned the City of Mills to plat said property as the Minor Adjustment Plat of Mountain Meadows No. 2, an addition to the City of Mills; and

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

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

**WHEREAS**, said plat complies with the minimum lot size and lot width requirements for the Urban Agriculture Zoning District; and

**WHEREAS**, the Planning & Zoning Commission met on January 2, 2025, and forwarded a “Do Pass upon completion of all planning considerations” recommendation for said plat to the City Council.

**THEREFORE, BE IT RESOLVED**, the Mills City Council considered the application and recommendations of staff and the Planning & Zoning Commission at a Council meeting held on 28 January 2025 and approved the Minor Adjustment Plat of Mountain Meadows No. 2, an addition to the City of Mills, Wyoming.

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

**PASSED, APPROVED AND ADOPTED THIS 28<sup>TH</sup> Day of January, 2025.**

CITY OF MILLS, WYOMING

\_\_\_\_\_  
Leah Juarez, Mayor

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

\_\_\_\_\_  
Cherie Butcher, Council

\_\_\_\_\_  
Tim Sutherland, Council

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

ATTEST:

\_\_\_\_\_  
Sarah Osborn, City Clerk



CASPER  
200 PRONGHORN  
CASPER, WY 82601  
P: 307-266-2524

January 28, 2025

Ms. Leah Juarez, Mayor  
City of Mills  
704 4<sup>th</sup> St.  
Mills, Wyoming 82644

***RE: City of Mills-Phase II, Riverfront Stabilization, Project, Award Recommendations***

Mayor Juarez:

On January 28, 2025, two bids were received from WCCI and Double Drop Const. on the above referenced project. All these bids were complete and responsive. Attached is a copy of the bid tabulation summary for your review. We recommend awarding to Double Drop Const. for this project for the bid amount of \$404,174.45. Enclosed with this letter is a *Notice of Award*. Please sign and let me know when it is ready to pick up.

Please contact me with any questions.

Sincerely,  
WLC Engineering, Surveying, and Planning

Matt Williams, P.E.  
Project Manager

BID TABULATION 1/28/25  
PHASE II, MILLS RIVERFRONT STABILIZATION

ITEM	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL COST	WCCI		Double Drop	
					UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
MOBILIZATION	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 25,982.00	\$ 25,982.00	\$ 36,500.00	\$ 36,500.00
FORCE ACCOUNT	FA	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
SITE GRADING	LS	1	\$ 65,000.00	\$ 65,000.00	\$ 84,500.00	\$ 84,500.00	\$ 32,000.00	\$ 32,000.00
SUBGRADE PREPARATION	SY	2200	\$ 6.00	\$ 13,200.00	\$ 4.75	\$ 10,450.00	\$ 2.75	\$ 6,050.00
SOIL MIXED RIP RAP	SY	1350	\$ 50.00	\$ 67,500.00	\$ 60.00	\$ 81,000.00	\$ 20.10	\$ 27,135.00
BLOCK WALL	LF	461	\$ 120.00	\$ 55,320.00	\$ 150.00	\$ 69,150.00	\$ 84.70	\$ 39,046.70
4" PCCP PAVING	SY	625	\$ 150.00	\$ 93,750.00	\$ 80.00	\$ 50,000.00	\$ 123.15	\$ 76,968.75
6" GRADING W BASE	SY	530	\$ 15.00	\$ 7,950.00	\$ 40.00	\$ 21,200.00	\$ 32.80	\$ 17,384.00
30" RIP RAP	SY	920	\$ 120.00	\$ 110,400.00	\$ 145.00	\$ 133,400.00	\$ 138.25	\$ 127,190.00
GEOTEXTILE FABRIC	SY	2250	\$ 10.00	\$ 22,500.00	\$ 4.50	\$ 10,125.00	\$ 3.20	\$ 7,200.00
TEMPORARY EROSION CONTROL	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 8,000.00	\$ 8,000.00	\$ 11,500.00	\$ 11,500.00
SEEDING	AC	1	\$ 5,000.00	\$ 5,000.00	\$ 6,500.00	\$ 6,500.00	\$ 13,200.00	\$ 13,200.00
				\$ 481,620.00		\$ 510,307.00		\$ 404,174.45

**NOTICE OF AWARD**

TO: Double Drop Const. Dated: 1/28/25  
(Bidder)

ADDRESS: 2615 Kerzell Lane, Casper Wyoming 82601

CONTRACT: Phase II, Mills Riverfront Stabilization Project

PROJECT: **PHASE II, RIVERFRONT STABILIZATION PROJECT**

OWNER’S CONTRACT NO.: N/A

---

You are notified that your bid dated \_\_\_\_\_ for the above Contract has been considered. You are the apparent successful bidder and have been awarded a contract for **PHASE II, RIVERFRONT STABILIZATION PROJECT**

---

The Contract Price of your contract is Four hundred four thousand, one hundred seventy four dollars and forty-five cents (\$404,174.45)

3 copies of each of the proposed Contract Documents (except drawings) accompany this Notice of Award. 3 sets of the drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within fifteen (15) days of the date of this Notice of Award, that is by February 14, 2025

1. Deliver to Owner 3 fully executed counterparts of the Contract Documents. [Each of the Contract Documents must bear your signature on (X)].

Provide **three (3)** copies each of the Certificates of Insurance listing the Owner and the Engineer as additional insured; Worker’s Compensation Coverage; and Unemployment Insurance Coverage; Performance and Payment Bonds

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid in default, to annul this Notice of Award.

Within ten days after you comply with the above conditions, OWNER will return to you one fully executed counterpart of the Contract Documents.

City of Mills  
(Owner)

By: \_\_\_\_\_  
(Leah Juarez)

Mayor  
(Title)

Copy to ENGINEER  
(Use Certified Mail,  
Return Receipt Requested)