

**REGULAR CITY COUNCIL
MEETING**

February 08, 2022

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

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

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

- 1. Public Hearing:** A Petition for Zone Change to Consider a Zone Change from Established Residential (E-R) to Establish Business (E-B) for Lot 6, Block 32: Ray Clamp

CONSENT AGENDA

Minutes

- 2.** Council Meeting Minutes 1-25-2022

City Licenses

- 3.** New and Renewal Business and Contractor Licenses 2-8-2022

Financial Approvals

- 4.** Fire Payroll: 1-18-2022 to 1-29-2022
- 5.** Regular/Police Payroll
- 6.** Financial Reports 2-8-2022

ORDINANCES AND RESOLUTIONS

- 7. Ordinance 775: Second Reading:** An Ordinance by the Town of Mills, Approving the Issuance of Water Revenue Bond, Series 2022 in the Aggregate Principal Amount of \$4,765,600.00. Approving the Sales of the Bonds to U.S.D.A. Rural Development on a Private Placement Basis, Approving the Execution and Delivery of A Security Agreement and Other Documents Related to the Bonds
- 8. Ordinance 776; First Reading:** An Ordinance to Rezone Lot 6, Block 32 from Established Residential to Established Business
- 9. Ordinance 777: First and Final Reading:** An Emergency Ordinance to Amend and Repeal Certain Sections of Chapter 9 and 10 Affecting Imprisonment
- 10. Resolution 2022-10:** A Resolution for Approval of the Boyle Addition, A Vacation and Replat of Lots 1-2 and 15-16, Block 16 and All of Block 17

11. Resolution 2022-11: A Resolution Authorizing Submission of a Federal Mineral Royalty Capital Construction Account Grant Application to the State Loan and Investment Board for Emergency Funding for a Short Fall in CDBG Grant and Match for the Finished Water Tank Project

12. Resolution 2022-12: A Resolution Regarding Entering A Memorandum of Understanding with Natrona County Fire District #1 And The City of Mills Pertaining to Their Fire Departments

COUNCIL APPROVALS

13. Council Approval to Accept the Terms for the Line of Credit from Jonah Bank

14. Council Approval of the January 2022 Treasurer Report

15. Council Approval of the MOU Between the City of Mills and Natrona County Fire District #1 Pertaining to Their Fire Departments

OPEN DISCUSSION

EXECUTIVE SESSION

16. Legal Issue

ADJOURNMENT

NEXT MEETING - February 22nd, 2022 @ 7:00pm/ March 8th, 2022 @ 7:00pm

NEXT WORK SESSION - February 22nd, 2022 @ 6:00pm/ March 7th, 2022 @ 9:00am

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

**REGULAR CITY COUNCIL
MEETING**

January 25, 2022

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

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

MINUTES

CALL TO ORDER

Mayor called the meeting to order at 7:02pm.

ROLL CALL

PRESENT

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

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

- 1. Council Meeting Minutes 1-11-2022

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

- 2. Special Meeting Minutes 1-17-2022

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

- 3. Executive Session Minutes 1-11-2022 Legal Issue

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

4. Executive Session Minutes 1-11-2022 for a Personnel Issue

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

Financial Approvals

5. Fire Payroll: 12-13-2021 to 12-24-2021

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

6. Fire Payroll: 1-6-2022 to 1-17-2022

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

7. Regular/Police Payroll: 1-3-2022 to 1-16-2022

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

8. Financial Report 1-25-2022

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

ORDINANCES AND RESOLUTIONS

9. Ordinance 774: THIRD AND FINAL READING: AN ORDINANCE TO REZONE BLOCK 44, LOTS 4-12, BLOCK 45, LOTS 1-14, BLOCK 46, LOT 1 AND BLOCK 55, LOTS 3-7, TOWN OF MILLS, FROM ESTABLISHED RESIDENTIAL (E-R) TO MIXED USE (MU)

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

10. Ordinance 775: First Reading: An Ordinance by the Town of Mills, Approving the Issuance of Water Revenue Bond, Series 2022 in the Aggregate Principal Amount of \$4,765,600.00. Approving the Sales of the Bonds to U.S.D.A. Rural Development on a Private Placement Basis, Approving the Execution and Delivery of A Security Agreement and Other Documents Related to the Bonds

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

11. Resolution 2022-8: A Resolution Approving a Site Plan for a 3,250 SQ FT Commercial Building Located on a Tract in Natrona County including Parts of Lots 13 & 14 of Vacated Block 68 and Part of Vacated Paige Street in an Addition to Mountain View Suburb

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

12. Resolution 2022-9: A Resolution Establishing an Increase in Water, Sewer and Sanitation Rates for the Next two Years to Meet the Fiscal Obligations of this Enterprise

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

COUNCIL APPROVALS

None

OPEN DISCUSSION

None

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor asked for a motion to adjourn the meeting at 7:06pm.

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

NEXT MEETING - February 8th, 2022 @ 7:00pm/ February 22nd, 2022 at 7:00pm

NEXT WORK SESSION - February 7th, 2022 @ 9:00am/ February 8th, 2022 @ 6:00pm/ February 22nd,2022 @ 6:00pm

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

Mayor, Seth Coleman

City Clerk, Christine Trumbull

Council Meeting February 8, 2022

Item # 3.

NEW BUSINESS LICENSES

BUSINESS NAME	FIRE INSPECTION	INSURANCE
STEPHANIE FOUNTAIN'S CHILD CARE	YES	YES
VISIONARY COMMUNICATIONS	N/A	NO

RENEWAL BUSINESS LICENSES

	BUSINESS NAME	FIRE INSPECTION	INSURANCE
1	AMERIGAS PROPANE	YES	YES
2	COLEMAN LANE PARK	N/A	N/A
3	HAYS PROPERTIES MOBILE HOME PARK	N/A	YES
4	INDUSTRIAL LINING SYSTEMS	YES	YES
5	MAVERIK	YES	YES
6	OIL CAPITAL TREE SERVICE	N/A	YES
7	POWER EQUIPMENT CO	N/A	YES
8	RECYCLED MATERIALS	N/A	YES

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Council Meeting February 8, 2022

NEW CONTRACTOR LICENSES

BUSINESS NAME

CONTRACTOR ID INSURANCE

FIRE

RENEWAL CONTRACTOR LICENSES

BUSINESS NAME

CONTRACTOR ID INSURANCE

FIRE

7	ALL SERVICE PLUMBING	NO	YES	N/A
8	ARROWHEAD HEATING & AIR CONDITION	YES	YES	N/A
9	AUTOMATION & ELECTRONICS	YES	YES	N/A
10	JH MECHANICAL	YES	YES	N/A
11	KENNY ELECTRIC SERVICE	YES	YES	N/A
12	POWER PLUS ELECTRIC	YES	YES	N/A
13	PRAIRIE WING BUILDERS	NO	YES	N/A
14	PRIME ELECTRIC	YES	YES	N/A
15	TAYLOR CONSULTING & CONSTRUCTION	NO	YES	N/A
16	TOM NELSON	YES	YES	N/A
17	WEATHERCRAFT COMPANY	NO	NO	N/A

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CITY OF MILLS

EST. 1921

PAYROLL

Meeting Date: February 8th, 2022

Payroll Type: Fire Payroll

Date Range: 1-18-2022 to 1-29-2022

NET..... \$9281.40

DEDUCTIONS.....\$3592.53

Federal Taxes.....\$910.00

Medicare..... \$174.20

Retirement \$1383.31

Union Dues..... \$165.00

Supplemental Insurance.....\$118.35

Insurance.....\$841.67

TOTAL PAYROLL.....\$12,873.93

City Clerk, Christine Trumbull

Mayor, Seth Coleman



CITY OF MILLS

EST. 1921

PAYROLL

Meeting Date: February 8th, 2022 2022

Payroll Type: Regular/Police Payroll

Date Range: 1-17-2022 to 1-30-2022

NET..... \$83,087.08

DEDUCTIONS.....\$34,061.48

Federal Taxes.....\$9035.00

Medicare..... \$1620.36

Retirement \$9799.22

Social Security.....\$6749.59

Supplemental Retirement..... \$925.00

Supplemental Insurance.....\$484.22

Child Support..... \$0

Insurance.....\$4866.51

Union Dues.....\$27.50

TOTAL PAYROLL.....\$117,148.56

City Clerk, Christine Trumbull

Mayor, Seth Coleman



CITY OF MILLS

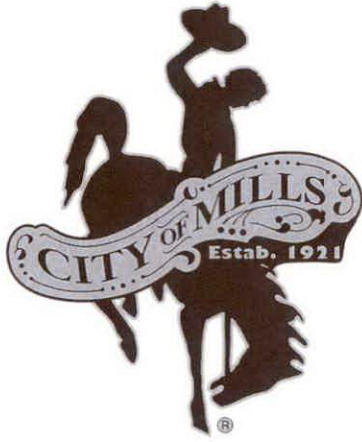
EST. 1921

BILLS

Meeting Date: February 8th, 2022

Bills

PETTY CASH.....	\$0.00
VOUCHERS.....	\$121,600.63
MANUAL CHECKS CITY HALL.....	\$1811.02
MANUAL CHECKS COURT.....	\$760.00
VOIDED CHECKS.....	\$0



CITY OF MILLS

EST. 1921

CHECK LIST FOR

February 8th, 2022

COUNCIL MEETING

City Hall/Court

1-28-2022	29149-29151	Manuals
1-31-2022	29152-29153	Transmittals
1-31-2022	29154	Manuals
2-3-2022	29155-29158	Payroll
2-3-2022	29159-29163	Transmittals
2-4-2022	29164-29219	Vouchers
	COURT	
1-28-2022	1659	Manual

COUNCIL:

MAYOR: _____

CITY CLERK: _____



CITY OF MILLS

EST. 1921

MANUAL CHECKS

City Hall

February 8th, 2022

COUNCIL MEETING

1-28-2022	29149	Elekzander Waldron	Water Deposit Refund	\$29.32
1-28-2022	29150	Office of the Attorney General	Fingerprints	\$39.00
1-28-2022	29151	Verizon	Phone Bill	\$1742.70

TOTAL: \$1811.02



CITY OF MILLS

EST. 1921

MANUAL CHECKS

COURT

February 8th, 2022

COUNCIL MEETING

1-28-2022	1659	Freya Parrett	Bond Refund	\$760.00
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TOTAL: _____ **\$ 760.00**



704 Fourth Street
P.O. Box 789
Mills, Wyoming 82644
Phone: 307-234-6679
Fax: 307-234-6528

MEMORANDUM

Date: 27 January 2022
To: Mills City Council
From: Scott Radden, City Planner
Subject: 3 February 2022 - Planning and Zoning Board Meeting

ZC 1-2022 (Public Hearing): A Petition for zone change to consider a Zone Change request from Established Residential (E-R) to Established Business (E-B), for Lot 6, Block 32, of the Town of Mills. SW1/4NW1/4, Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming. (Owner/Petitioner: Ray Clamp Masonry, Inc./ Scott E. Clamp)

Background:

Mr. Clamp has petitioned a rezone for Lot 6, Block 32, Town of Mills (aka 721 Wasatch Ave.), from Established Residential to Established Business. The intent of the rezone is to match the zoning to the adjacent properties on the northwest and southeast sides as Lot 6 was a residential property located between commercial properties.

General:

As required by the Mills Ordinance, notification of the zone change was published to the public a minimum of 15 days in advance of the public hearing. The legal notification was provided to the public on 11 January 2022.

Staff members were notified about the petition to rezone on 4 January 2022. Staff had no issues with the zone change.

- 1) The property is surrounded by Established Residential (E-R) on the southwest (across the alley) and northeast side (across the street), with Established Business (E-B) Zoning Districts adjacent to the property on the northwest and southeast sides..
- 2) The rezone of the property follows the procedures of the City of Mills Zoning Ordinance and Wyoming State Statues.
- 3) The proposed zone change will not impact the existing land use at or around the adjacent area.

4) Mills Official Zoning Map shall be modified to reflect the zone change if approved.

Staff recommended the P&Z Board forward a motion to the City Council for ZC 1-2022: A Petition for zone change to consider a Zone Change request from Established Residential (E-R) to Established Business (E-B), for Lot 6, Block 32, of the Town of Mills. SW1/4NW1/4, Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming.

At the 3 February 2022 P&Z Meeting, the P&Z Board forwarded a “Do Pass” recommendation to the Council for ZC 1-2022.

TOWN OF MILLS PETITION FOR ZONE CHANGE

Pursuant to the Mills Town Code

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

Date: _____

Return by: _____
(Submittal Deadline)

For Meeting on: _____

PLEASE PRINT

PRIMARY CONTACT: SCOTT E CLAMP

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Ray Clamp Masonry LLC
Owner Mailing Address: PO Box 487
City, State, Zip: Mills Wyo 82644
Owner Phone: 307 2345405
Applicant Email: _____

AGENT INFORMATION:

Print Agent Name: SCOTT E CLAMP
Agent Mailing Address: PO Box 1998
City, State, Zip: Mills Wyo 82644
Agent Phone: 307 2581557
Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): 721 wasatch
BLOCK 32 LOT 6

Physical address of subject property if available: 721 wasatch

120' x 40' Size of lot(s) _____ sq. ft/acres.

Current zoning: Residential Current use: NONE

Intended use of the property: Commercial

Zoning within 140 feet: Both Land use within 140 feet: Both

ATTACHMENTS (REQUIRED):

- **Proof of ownership:** _____ (such as deed, title certification, attorney's title opinion)

SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/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 petition/make application to the Town of Mills for:

Change From Residential To Commercial
We own land on both side that are already commercial
Block 32 Lot 3, 4, 5, 7, 8

OWNER Signature _____

OWNER Signature _____

AGENT Signature Scott E Clamp

FEE: \$275.00 (non-refundable)

1108682

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Cindy Evans

grantor _____, of the County of Natrona, State of Wyoming

for the consideration of \$10.00 and other good and valuable consideration

_____ DOLLARS

in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY(S) and QUITCLAIM(S) to
Ray Clamp Masonry INC.

all interest in the following described real property, situate in the County of Natrona

in the State of Wyoming, to-wit:

LOT 6 BLOCK 32
TOWN OF MILLS

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 2 day of Aug, 20 21

Cindy Evans

State of Wyoming }
County of Natrona } ss.

The foregoing instrument was acknowledged before me by Cindy Evans

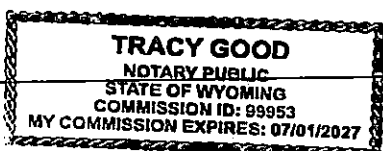
this 2nd day of August, 20 2021

Witness my hand and official seal.

Tracy Good

Notary Public

My commission Expires: 7-1-2027



**TOWN OF MILLS
PETITION FOR ZONE CHANGE, VARIANCE
SPECIAL REVIEW PERMIT OR VACATION OF PUBLIC ROW**

Date: _____

Page _____ of _____

Subject property owner information (Please Print):

Name: Ray Clamp Masonry Inc Mailing Address: PO BOX 487 Mills Wyo 82644 Phone: 307 2581557

Subject property legal description: Block 32 LOT 6

Total number of owners within 140-feet of the subject property: _____

Does the total number of signatures represent 50% of the Owners of Record? (as shown in the County records): Y N

We, the undersigned owners of the property located within a 140-foot radius of the subject property, favor granting the requested (circle one) variance - zone change - special review permit, vacate public ROW by the Town of Mills.

NOVCO

	OWNER OF RECORD (PRINTED NAME)	OWNER OF RECORD (SIGNATURE)	ADDRESS	LOT	BLOCK	Contract for Deed (if recorded)
1	CWver Properties LLC	Mike Spahr - Rent	3333 West Yellowstone	233.79		Rent
2	Corey Sondag	Corey Sondag	3327 W Yellowstone Hwy	7-33-79		Rent
3	ERIC COATES	Eric Coates	414 MIDWEST			CONTRACT
4	Deviv Siegel	Deviv Siegel	806 Midwest ave	4PT 5all	31	owner
5	Newt Weber	Newt Weber	408 T + S	1/2	32	owner
6	Ray Clamp Masonry Inc	Ray Clamp	715 wasatch ave	3/4/5	32	owner
7	Ray Clamp Masonry Inc	Ray Clamp	721 wasatch ave	6	32	owner
8	SCOTT E Clamp	Scott E Clamp	725 wasatch ave	7	32	owner
9	SCOTT E Clamp	Scott E Clamp	725 wasatch ave	8	32	owner
10	Charler Hard	CHARLES HARD	728 Midwest ave	9/10	32	owner
11	WALLIENOVOTAY	Wallie Novotay	724 Midwest ave	11	32	owner

We, the undersigned owners of the property located within a 140-foot radius of the subject property, favor granting the requested (circle one) variance - zone change - special review permit, vacate public ROW by the Town of Mills.

	OWNER OF RECORD (PRINTED NAME)	OWNER OF RECORD (SIGNATURE)	720 ADDRESS	LOT	BLOCK	Contract for Deed (if recorded)
12	VALLIE NOVOTNY	Vallie Novotny	720 Midwest ave	12	32	owner
13	Remy Larson	Remy Larson	702 Midwest ave	19/14	32	owner
14	CARE Mobile Home Service	CARE Mobile Home Service	710 714 Midwest ave	15/16	32	owner
15	SCOTT E CLAMP	Scott E Clamp	720 wasatch ave	2/3	30	owner
16	Ray M Clamp	Ray M Clamp	718 wasatch ave	4	30	owner
17	Ray M clamp	Ray M Clamp	322 7th St	5/6	30	owner
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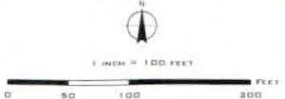
PROPERTY#	GEODE	OWNER	MAIL ADDRESS	ADDRESS	CITY/ST/ZIP	LEGAL DESCRIPTION
1	33790720001100	CULVER PROPERTIES LLC	1920 RUSTIC CT		CASPER WY 82609	PT NW NW: 7-33-79 COMMERCIAL
2	33790720001800	WAHE FAMILY LP, ATTN: FERGUSON/MICHELE HERNANDEZ	12500 JEFFERSON AVE		NEWPORT NEWS VA 23602	PT NW NW: 7-33-79 COMMERCIAL
3	33790720500100	NARRAGON, FLOYD E ET UX	BOX 652		MILLS WY 82644	MILLS BLK 31 LOT 1
4	33790720500300	STIEGEL, DEVIN L ET UX	BOX 1644		MILLS WY 82644	MILLS BLK 31 LOT 4 PT SE 10, 5 ALL EXC 23 SQ FT NE
5	33790720600100	WEBER, NEWTON J ET AL	BOX 704		MILLS WY 82644	MILLS BLK 32 LOT 1-2
6	33790720600200	CLAMP, RAY M ET AL	BOX 487		MILLS WY 82644	MILLS BLK 32 LOT 3-5 INCL
7	33790720600300	EVANS, STEVEN ET UX, ATTN: SCOTT CLAMP	BOX 487		MILLS WY 82644	MILLS BLK 32 LOT 6
8	33790720600400	CLAMP, RAY M ET AL	BOX 487		MILLS WY 82644	MILLS BLK 32 LOT 7
9	33790720600500	CLAMP, RAY M ET AL	BOX 487		MILLS WY 82644	MILLS BLK 32 LOT 8
10	33790720600600	HARD, CHARLES S	BOX 186		MILLS WY 82644	MILLS BLK 32 LOT 9-10
11	33790720600700	NOVOTNY, EUGENE F ET AL TRUSTEES	234 N GRANT ST		CASPER WY 82601	MILLS BLK 32 LOT 11
12	33790720600800	NOVOTNY, EUGENE F ET AL TRUSTEES	234 N GRANT ST		CASPER WY 82601	MILLS BLK 32 LOT 12
13	33790720600900	REMY AND MARY R LARSON LIVING TRUST	BOX 1071		MILLS WY 82644	MILLS BLK 32 LOT 13-14
14	33790720601000	CARE MOBILE HOME SERVICE LLC	BOX 1071		MILLS WY 82644	MILLS BLK 32 LOT 15-16
15	33790720700200	CLAMP, SCOTT E ET UX	BOX 1998		MILLS WY 82644	MILLS BLK 30 LOT 2-3
16	33790720700300	CLAMP, RAY M ET UX	BOX 487		MILLS WY 82644	MILLS BLK 30 LOT 4
17	33790720700400	CLAMP, RAY ET UX	BOX 487		MILLS WY 82644	MILLS BLK 30 LOT 5-6



PROPERTY #'S CORRESPOND WITH THE ASSOCIATED PROPERTY OWNERSHIP TABLE

721 WASATCH AVE - REZONE MILLS, WYOMING

Map created by: WLC
 Date: 10/22/2024
 Scale: 1" = 100' Feet



- 140' RADIUS
- 721 WASATCH AVENUE
- OWNERS WITHIN 140'
- PARCEL



ORDINANCE NO. 776

AN ORDINANCE TO REZONE LOT 6, BLOCK 32, TOWN OF MILLS. SW1/4NW1/4, SECTION 7, TOWNSHIP 33 NORTH, RANGE 79 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, ESTABLISHED RESIDENTIAL (E-R) TO ESTABLISHED BUSINESS (E-B)

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

WHEREAS, the Owner of Lot 6, Block 32, Town of Mills , Ray Clamp Masonry, Inc., petitioned a rezone Tract D, Buffalo Addn., from Established Residential (E-R) to Established Business (E-B); and

WHEREAS, the rezone of Lot 6, Block 32, Town of Mills will not impact the neighborhood nor the Mills Comprehensive Plan of 2017; and

WHEREAS, a public hearing notice was advertised to the public on 11 January 2022, at least 15 business days prior to the public hearing, as required by Mills Zoning Ordinance; and

WHEREAS, the Mills Planning and Zoning Board held a public hearing for the rezoning at a Special meeting on 3 February 2022 in which they forwarded a “Do Pass” recommendation to the City Council; and

WHEREAS, the Mills City Council held a public hearing for the rezoning at the 8 February 2022 Council Meeting; and

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

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

SECTION 1:

The City of Mills hereby rezones Lot 6, Block 32, of the Town of Mills. SW1/4NW1/4, Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming from Established Residential (E-R) to Established Business (E-B).

SECTION 2:

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

PASSED ON FIRST READING the ____ day of _____ 2022

PASSED ON SECOND READING the ____ day of _____ 2022

PASSED, APPROVED, AND ADOPTED ON THIRD AND

FINAL READING the ____ day of _____ 2022

CITY OF MILLS, WYOMING

Seth Coleman, Mayor

Darla R. Ives, Council

Sara McCarthy, Council

James Hollander, Council

Brad Neumiller, Council

ATTEST:

Christine Trumbull, City Clerk

ORDINANCE NO. 777

AN EMERGENCY ORDINANCE TO AMEND AND REPEAL CERTAIN SECTIONS OF CHAPTERS 9 AND 10 AFFECTING IMPRISONMENT

WHEREAS, The City of Mills Governing Body has been informed or became aware that Titles 1 and 2 of the City Code, pertaining to violations of certain Ordinances, Rules, or Regulations, provide for certain penalties, to include imprisonment; and

WHEREAS, The City of Mills Governing Body has been informed or otherwise become aware that it is in the best interests of the City and its Citizens, that the penalty of imprisonment therein does not further the interests of the City; and

WHEREAS, The City of Mills Governing Body has the power granted to it by Wyo. Stat. Sec. 15-1-103 (a) (v) “Perform all acts in relation to the property and concerns of the city or town necessary to the exercise of its corporate powers”; and

WHEREAS, The City of Mills Governing Body has the power granted to it by Wyo. Stat. Sec. 15-1-103 (a) (xli) “Adopt ordinances, resolutions and regulations, including regulations not in conflict with this act and necessary for the health, safety and welfare of the city or town, necessary to give effect to the powers conferred by this act and, except as provided by paragraph (xlvi) of this subsection, enforce all ordinances by imposing fines not exceeding seven hundred fifty dollars (\$750.00), or imprisonment not exceeding six (6) months, or both. The governing body of a city or town may by ordinance impose a term of probation for battery which may exceed the maximum term of imprisonment established for the offense provided the term of probation, together with any extension thereof, shall in no case exceed one (1) year”; and

WHEREAS, The City of Mills Governing Body, after said review and deliberation, finds the following better serves the needs of the public; and

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MILLS, WYOMING, The City Council of the City of Mills hereby repeals and amends Titles 1, Chapter 1.03(a) and Title 2, Chapter 2.52.090, and replaces the same with the attached text, upon the effective date of adoption

CHAPTER 1.03
PENALTIES AND REMEDIES

1.03.010 General Penalties; Remedies Generally; Continuing Violation.

Where not otherwise specified in this Code, the penalty for violating an Ordinance, Rule or Regulation passed by the governing body of the City of Mills shall be:

- (a) Any misdemeanor committed in the City of Mills, Wyoming, shall be punishable by a fine of no more than seven hundred fifty dollars (\$750.00), to which court costs and assessments may be added as set by the Municipal Court, unless otherwise specifically provided for herein, for each violation;

CHAPTER 2.52

2.52.090. Punishment by fine/contempt.

Any person convicted before the police justice shall be punished in accordance with Title 1. Police justice shall have the same power to punish for contempt as justices of the peace have in like cases.

PASSED ON FIRST AND FINAL READING the _____ day of _____,
2022.

Seth Coleman, Mayor

Sara McCarthy, Council

Darla R. Ives, Council

James Hollander, Council

Brad Neumiller, Council

ATTESTED:

Christine Trumbull, City Clerk

704 Fourth Street
P.O. Box 789
Mills, Wyoming 82644
Phone: 307-234-6679
Fax: 307-234-6528



MEMORANDUM

Date: 1 February 2022
To: Mills City Council
From: Scott S. Radden, City Planner
Subject: 8 February 2022 Council Meeting

REP 1 -2022: Boyle Addition, a vacation and replat of a Lots 1-2 and 15-16, Block 16 and All of Block 17, Town of Mills, A Portion of the W1/2 Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming (Owner/ Applicant: Town of Mills)

Background:

The City of Mills is the owner of Lots 1-2 and 15-16, Block 16 and All of Block 17, Town of Mills. It is approximately 2.48 acres in size and is currently zoned Public Lands and Institutions (PLI). Lots 2 and 6, Block 16, and portions of alley between the lots, were converted to a road for bus parking for the previous Mills Elementary School. The intent of the replat is replat all of Town property into one large lot (including the previously vacated Third Street) and dedicate the existing asphalt road as "Third Street."

Utility providers were provided the replat by email on 20 November 2019. Chris Coziahr (Rocky Mountain Power) responded on 21 November: *RMP has no objections of the re-plat. However, if RMP's facilities are to be relocated it will be at the customer expense.*

Mills staff were provided the replat to review on the 20 November 2019.

No requirements or requests were made by Staff.

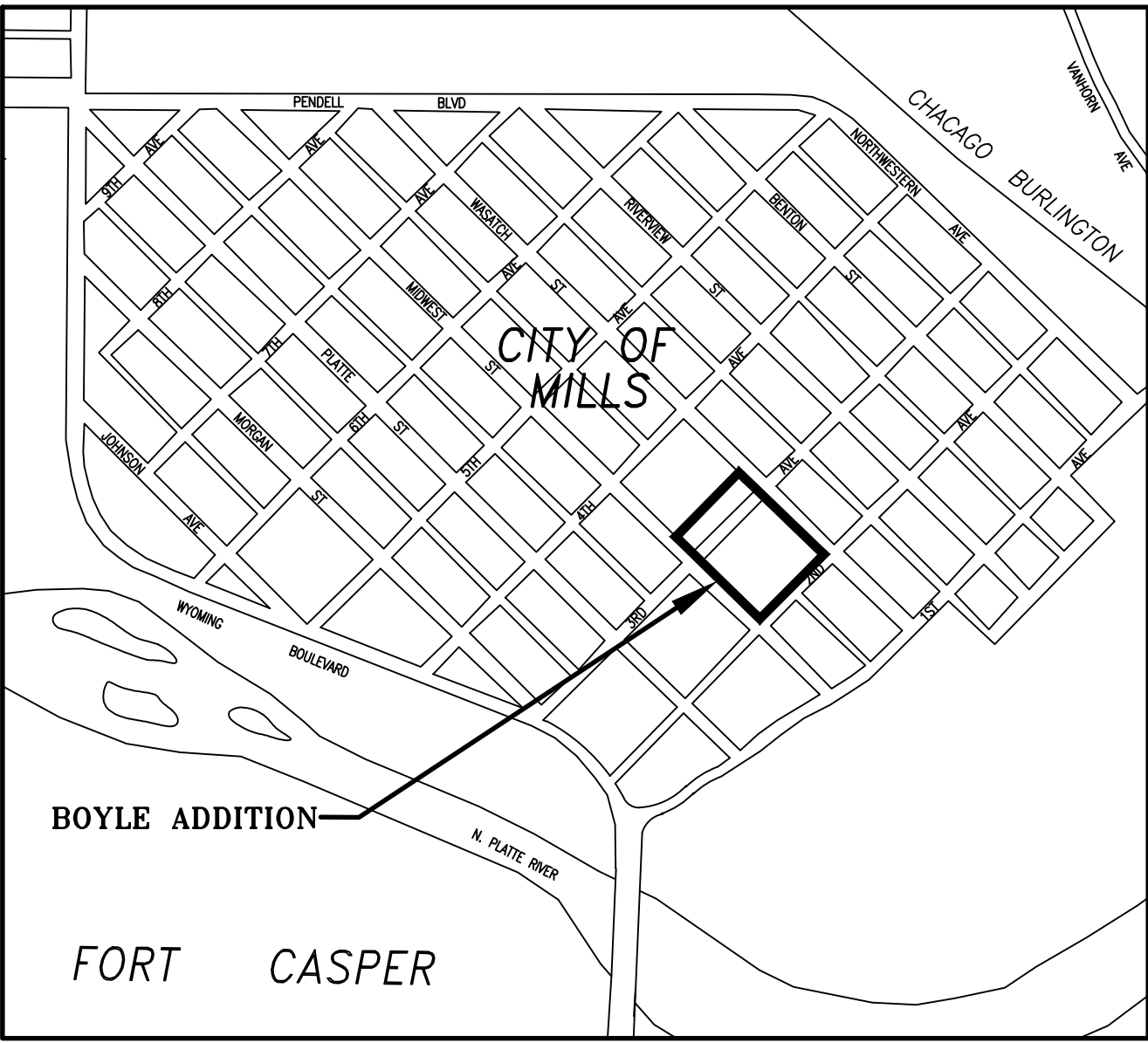
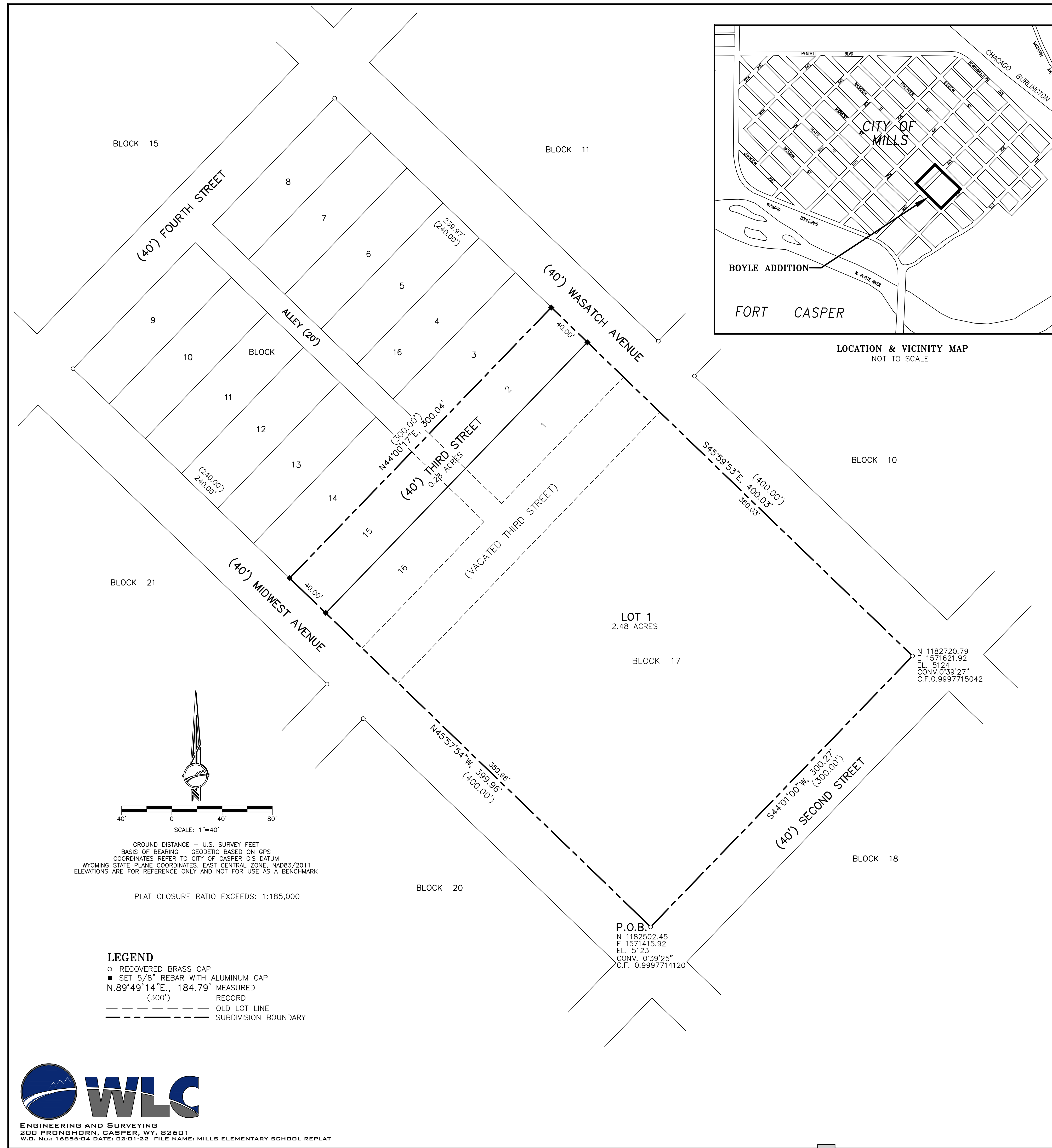
The following items were considered in the review:

1. The replat complies with the subdivision standards of the City of Mills.
2. The platted Lot meet the minimum lot size requirement for the Public Lands and Institutions (PLI) Zoning District.

Staff Recommendation:

Staff finds the replat complies with requirements and recommends the Planning and Zoning Board forward a “DO PASS” recommendation to the City Council for The Boyle Addition with the following conditions:

1. That the Owner complies with all local, state and federal rules and regulations governing the development of the lots.



PLAT OF
BOYLE ADDITION
TO THE CITY OF MILLS, WYOMING
A VACATION & REPLAT OF LOTS 1-2 AND 15-16,
BLOCK 16, AND ALL OF BLOCK 17,
City of Mills
A PORTION OF THE W1/2, SECTION 7
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

City of Mills, Natrona County, Wyoming acting through its mayor, hereby certifies that they are the owners and proprietors of the foregoing vacation and replat of Lots 1-2 and 15-16, Block 16, and all of Block 17, City of Mills, Wyoming, a subdivision of a portion of the W1/2, Section 7, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southerly corner of the Parcel being described and a point in the intersection of the northwesterly line of Second Street with the northeasterly line of Midwest Avenue; thence along the southwesterly line of said Parcel and the northeasterly line of said Midwest Avenue, N.45°57'54"W, 399.96 feet to the westerly corner of said Parcel and the southerly corner of Lot 14, Block 16, City of Mills; thence along the northwesterly line of said Parcel and the southeasterly line of said Lot 14, across a 20 foot wide alley and along the southeasterly line of Lot 3, said Block 16, City of Mills, N.44°00'17"E., 300.04 feet to the northerly corner of said Parcel and the easterly corner of said Lot 3, Block 16, and a point in the southwesterly line of Wasatch Avenue; thence along the northeasterly line of said Parcel and the southwesterly line of said Wasatch Avenue, S.45°59'53"E., 400.03 feet to the easterly corner of said Parcel and a point in the northwesterly line of said Second Street; thence along the southeasterly line of said Parcel and the northwesterly line of said Second Street, S.44°01'00"W., 300.27 feet to the Point of Beginning and containing 2.76 acres, more or less.

The vacation and replat of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors of said lands; the name of said vacation and replat shall be known as "BOYLE ADDITION", to the City of Mills, Wyoming. Third Street as shown hereon is hereby dedicated to the use of the public and all other streets as shown hereon have previously been dedicated to the use of the public.

City of Mills
P.O. Box 789
Mills, Wyoming 82644

MAYOR _____

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona)^{SS}
The foregoing instrument was acknowledged before me by Seth Coleman, Mayor on this _____ day of _____, 2022.

Witness my hand and official seal.

My commission expires: _____ Notary Public _____

APPROVALS

APPROVED: City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved on the _____ day of _____, 2022.

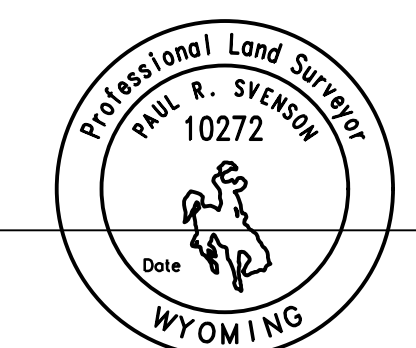
Attest: _____ Mayor _____
City Clerk

INSPECTED AND APPROVED on the _____ day of _____, 2022.

City Engineer _____

CERTIFICATE OF SURVEYOR

I, Paul R. Svenson, a registered professional land surveyor, License No. 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or others under my direct supervision during the month of October, 2019 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.

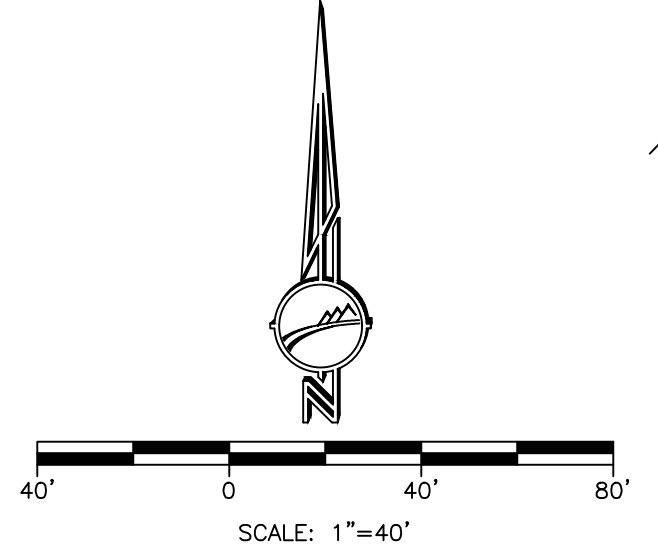


State of Wyoming)
County of Natrona)^{SS}

The foregoing instrument was acknowledged before me by Paul R. Svenson this _____ day of _____, 2022.

Witness my hand and official seal.

My commission expires: _____ Notary Public _____



GROUND DISTANCE - U.S. SURVEY FEET
BASIS OF BEARING - GEODETIC BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GIS DATUM
WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/2011
ELEVATIONS ARE FOR REFERENCE ONLY AND NOT FOR USE AS A BENCHMARK

PLAT CLOSURE RATIO EXCEEDS: 1:185,000

- LEGEND**
- RECOVERED BRASS CAP
 - SET 5/8" REBAR WITH ALUMINUM CAP
 - N.89°49'14"E., 184.79' MEASURED (300')
 - RECORD
 - - - - - OLD LOT LINE
 - SUBDIVISION BOUNDARY

WLC
ENGINEERING AND SURVEYING
200 PRONGHORN, CASPER, WY. 82601
W.D. NO.: 16896-04 DATE: 02-01-22 FILE NAME: MILLS ELEMENTARY SCHOOL REPLAT

Resolution No. 2022-10

A RESOLUTION FOR APPROVAL OF THE BOYLE ADDITION, A VACATION AND REPLAT OF A LOTS 1-2 AND 15-16, BLOCK 16 AND ALL OF BLOCK 17, TOWN OF MILLS, A PORTION OF THE W1/2 SECTION 7, TOWNSHIP 33 NORTH, RANGE 79 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

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

WHEREAS, The City of Mills is the owner of Lots 1-2 and 15-16, Block 16 and All of Block 17, Town of Mills; and

WHEREAS, the intent of the replat is replat all of City property into one large lot (including the previously vacated Third Street) and dedicate the existing asphalt road as Third Street; and

WHEREAS, notifications were sent to Staff and Utility providers on 20 November 2019;

WHEREAS, Staff forwarded a “Do Pass” recommendation to the Mills Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board met on 15 December 2019 and forwarded a “Do Pass” recommendation for said plat to the Town Council.

THEREFORE, BE IT RESOLVED, the Mills City Council considered the application and recommendations of Staff and the Planning and Zoning Board at a Council meeting held on 8 February 2022 and approved the Boyle Addition, a vacation and replat of a Lots 1-2 and 15-16, Block 16 and All of Block 17, Town of Mills, A Portion of the W1/2 Section 7, Township 33 North, Range 79 West, 6th Principal Meridian, Natrona County, Wyoming, with the following conditions:

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

PASSED, APPROVED, AND ADOPTED this 8th Day of February 2022.

CITY OF MILLS, WYOMING

Seth Coleman, Mayor

Sara McCarthy, Council

James Hollander, Council

Darla R. Ives, Council

Brad Neumiller, Council

ATTEST:

Christine Trumbull, City Clerk

RESOLUTION NO. 2022-12

A RESOLUTION REGARDING ENTERING A MEMORANDUM OF UNDERSTANDING WITH NATRONA COUNTY PERTAINING TO THEIR FIRE DEPARTMENTS

WHEREAS, The City of Mills, Wyoming and Natrona County, Wyoming each operate fire departments within Natrona County, Wyoming; and

WHEREAS, the two fire departments provide mutual assistance to each other as needed; and

WHEREAS, The Federal Emergency Management Agency provides for Fire Prevention and Safety (FP&S) Grants as part of Assistance to Firefighters Grants (AFG) and support projects that enhance the safety of the public and firefighters from fire and related hazards with the primary goal is to reduce injury and prevent death among high-risk populations.

WHEREAS, The City of Mills Fire Department and the Natrona County Fire Department are both in need of a Fire Safety Trailer, a Virtual Fire Extinguisher Training Simulator and a VR Fire Sprinkler Demonstration Unit; and

WHEREAS, If said assets could be secured the City of Mills Fire Department and the Natrona County Fire Department could jointly use these assets to their mutual benefit and that of the County and its residents at large.

NOW, THEREFORE, be it hereby resolved that the Fire Chief for the City of Mills is hereby authorized to make contact with the Natrona County Fire Chief for the entering into a Memorandum of Understanding with Natrona County on the above described topics, with the Fire Chief to keep the Mayor informed on the same who is authorized to approve negotiations to the extent that they do not depart from the purposes set out above.

PASSED, APPROVED AND ADOPTED THIS _____ day of February, 2022.

Mayor, Seth Coleman

Councilman, Sara McCarthy

Councilman, Darla R. Ives

Councilman, James Hollander

Councilman, Brad Neumiller

ATTEST:

City Clerk, Christine Trumbull

CERTIFICATE

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

City Clerk, Christine Trumbull



January 2022 Account Balances

Operations Account	\$304,259.64
Water Deposit	\$91,300.00
Ambulance	\$2,105.20
Municipal Court	\$38,135.82
Court Bond	\$39,791.00
Police	\$3,844.24
WFIG Water Reserve	\$135,632.28
WGIF Sewer Reserve	\$47,152.44
WGIF Sanitation Reserve	\$56,257.23
WGIF General Fund Reserve	\$177,128.26
WGIF Reserve	\$32,883.49
WGIF Sewer Tap Reserve	\$104,461.18
WGIF Police Reserve	\$8,247.05
WGIF Parks Reserve	\$671.17
WGIF FD Trust Fund	\$8,734.05
WGIF Radio Read Fund	\$21,043.55
Totals	\$1,071,646.60

City Treasurer, Alyssa Hartmann

Mayor, Seth Coleman

Account	Beginning Balance	Deposits	Interest / Distributions	Disbursements	Ending Balance	Interest Earned FYTD		
WGIF Water 7198 (99-10230) Transfer 5% of billing	\$135,628.16		\$4.12		\$135,632.28	\$42.93	RESERVES REPAY ACCOUNT DETAIL	
							Account	Repay Balance
WGIF Sewer 7199 (99-10240) Transfer 7% of billing	\$47,151.01		\$1.43		\$47,152.44	\$18.55	WGIF Gen Fund Reserve	\$177,128.26
WGIF Sanitation 7200 (99-10250) Transfer 10% of billing	\$56,255.52		\$1.71		\$56,257.23	\$19.02	WGIF Reserve	\$32,883.49
WGIF Reserve 7197 (99-10260)	\$32,882.49		\$1.00		\$32,883.49	\$7.27	WGIF Water Reserve	\$135,632.28
WGIF General Fund 7207 (99-10270)	\$177,122.89		\$5.37		\$177,128.26	\$57.86	WGIF Sewer Reserve	\$47,152.44
							WGIF Sanitation Reserve	\$56,257.23
WGIF Parks 7240 (99-10280)	\$671.15		\$0.02		\$671.17	\$0.14	Total Repay Balance	\$449,053.70
WGIF Police Fund (99-10310)	\$8,246.80		\$0.25		\$8,247.05	\$3.35	TOTAL ACCOUNTS DETAIL	
							Account	Balance
WGIF DWSRF #146 Radio Read (99-10300)	\$21,042.91		\$0.64		\$21,043.55	\$4.66	Investments Accounts Total	\$449,053.70
WGIF Fire Dept Trust Fund (99-10290)	\$8,733.79		\$0.26		\$8,734.05	\$2.38	Ambulance	\$2,105.20
							FIB Sweep Account	\$16,679.03
WGIF Sewer Tap Fund (99-10320)	\$104,458.01		\$3.17		\$104,461.18	\$23.12	City Accounts	\$477,330.70
							Total Accounts Balance	\$945,168.63
Totals	\$592,192.73	\$0.00	\$17.97	\$0.00	\$592,210.70	\$179.28		

City Accounts					
Account	Ending Balance	Interest	Account	Ending Balance	Interest
Jonah Operations Account	\$304,259.64		Jonah Water Deposit Account	\$91,300.00	
Jonah Police Account	\$3,844.24		Jonah Municipal Account	\$38,135.82	
Jonah Court Bond Account	\$39,791.00				

MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MILLS, WYOMING AND NATRONA COUNTY WYOMING PERTAINING TO THEIR FIRE DEPARTMENTS

THIS MEMORANDUM OF UNDERSTANDING is made and entered into this _____ day of _____, 2022, by and between the CITY OF MILLS, WYOMING, a municipal corporation and NATRONA COUNTY, WYOMING.

RECITALS

WHEREAS, The City of Mills, Wyoming and Natrona County, Wyoming each operate fire departments within Natrona County, Wyoming; and

WHEREAS, the two fire departments provide mutual assistance to each other as needed; and

WHEREAS, The Federal Emergency Management Agency provides for Fire Prevention and Safety (FP&S) Grants as part of Assistance to Firefighters Grants (AFG) and support projects that enhance the safety of the public and firefighters from fire and related hazards with the primary goal is to reduce injury and prevent death among high-risk populations.

WHEREAS, The City of Mills Fire Department and the Natrona County Fire Department are both in need of a Fire Safety Trailer, a Virtual Fire Extinguisher Training Simulator and a VR Fire Sprinkler Demonstration Unit; and

WHEREAS, If said assets could be secured the City of Mills Fire Department and the Natrona County Fire Department could jointly use these assets to their mutual benefit and that of the County and its residents at large.

NOW, THEREFORE, in consideration of the mutual terms and conditions set forth below, the parties agree as follows:

AGREEMENT

Section 1. Joint Grant Application for Grant

The City of Mills Fire Department and the Natrona County Fire Department shall jointly apply for a Fire Prevention and Safety Grant for the purpose of acquiring a Fire Safety Trailer, a Virtual Fire Extinguisher Training Simulator and a VR Fire Sprinkler Demonstration Unit. Each Governmental entity shall take such steps as are appropriate such as to authorize a representative of their fire department to apply for said grant.

Section 2. Joint Use of Grant Supplied Assets

a. Should the grant be awarded, in whole or in part, the City of Mills Fire Department and the Natrona County Fire Department shall utilize and own the assets acquired through the grant, and shall operate them on a mutually beneficial schedule, with each party having half interest on the

same and a right to possession of the same on an equal basis. The parties shall fully cooperate with each other in this regard.

b. Nothing in this agreement shall preclude the agencies from using the assets jointly.

c. The agencies shall each share in the cost associated with this equipment, with each party to bear half the cost of the same.

d. The agencies may, upon mutual agreement, include other fire departments within Natrona County within this arrangement, depending upon such terms and conditions as they jointly feel appropriate at the time.

Section 3. Risk of Loss and Indemnification

Each party shall indemnify the other for all claims, demand, and losses associated with their individual use and possession of the equipment and property, provided, however, that neither party shall assert against each other a claim or demand for property loss at any time.

Section 4. Jurisdiction and Venue

All suits concerning this Agreement or the activities to be conducted thereunder, may only be brought in the Seventh Judicial District, State of Wyoming.

The parties agree that the law of the State of Wyoming shall apply to this Agreement and the anticipated lease.

Section 5. Survival Clause

Should any provision of this agreement be struck by a court of law, all remaining provisions shall continue to be fully operable.

Section 6. Authorization

The parties to this agreement warrant that they have the agreement, agree to its terms, and are authorized to enter into this agreement.

Entered into this ____ day of _____, 2022.

CITY OF MILLS, WYOMING,

By: _____

NATRONA COUNTY, WYOMING

By: _____