

**REGULAR CITY COUNCIL
MEETING**

November 10, 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

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Amendment to Title 17 - Addition of Simulcasting and Gaming Regulations

CONSENT AGENDA

Minutes

- [2.](#) Council Meeting Minutes 10-28-25

City Licenses

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

Financial Approvals

- [4.](#) Financial Breakdown - Check Register & Future ACH/EFT Transactions
- [5.](#) PAID ACH / EFT Transactions
- [6.](#) Regular / Police Payroll 10-20-25 to 11-2-25
- [7.](#) Fire Payroll 10-17-25 to 10-28-25
- [8.](#) Transmittal Transactions
- [9.](#) Voided Checks

OPEN DISCUSSION

ORDINANCES AND RESOLUTIONS

[10.](#) ORDINANCE NO. 832 SECOND READING:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1)

11. ORDINANCE NO. 833 SECOND READING:

ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK

12. ORDINANCE NO. 834 FIRST READING:

ORDINANCE CONCERNING GAMING

13. RESOLUTION NO 2025-40:

RESOLUTION AUTHORIZING ABATEMENT OF UTILITY BILLS

14. RESOLUTION NO. 2025-41:

A RESOLUTION APPROVING AN AMENDMENT TO THE SITE PLAN FOR VISION BEYOND BORDERS, AUTHORIZING A DELAY IN PARKING LOT PAVING UNTIL JULY 2026

COUNCIL APPROVALS

15. FY 2026 Sustainable Strategies Contract

EXECUTIVE SESSION

16. Legal Matter

17. Legal Matter

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - November 25, 2025 at 7:00pm / December 9, 2025 at 7:00pm

NEXT WORK SESSION - November 25, 2025 at 6:00pm / December 8, 2025 at 9:00am

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

REGULAR CITY COUNCIL MEETING

October 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

MINUTES

CALL TO ORDER

Mayor called the meeting to order at 7:03 pm

ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Ridgewest Rezone

Mayor closed the Council Meeting at 7:03pm

Mayor Juarez now declared the Public Hearing opened for the consideration of Ridgewest Rezone. The hearing will be conducted in accordance with the state statues, Mills Council procedures and other applicable laws. The hearing has been set and advertised in accordance with the statues. I could ask those individuals who wish to address the council on this issue to approach the lectern and state your name for the record. Do I have a report from staff?

The City Planner, Casey Coates addressed council. City Planner Casey Coates presented the proposed rezoning request for Mountain Meadows No. 2, Lot 2A. This is the first hearing at which action may be taken on the item.

The property is currently zoned Urban Agriculture (UA), and the applicant is requesting to rezone it to Residential 1 (R-1), which allows single-family residential development.

Adjacent Land Uses:

- North: Charter Heights Subdivision – Urban Agriculture (UA)
- South: County property – Light Industrial (LI)
- East: Robertson Hills – Residential 1 (R-1)
- West: County property – Urban Agriculture (UA)

Mr. Coates noted that there have been no changes since the previous hearing. The rezoning aligns with the City's continuity and zoning initiative and meets existing infrastructure capacity and local housing demand. The area is identified in the 2016 Natrona County Land Use Plan as suitable for development and selenium mitigation.

The proposed rezoning meets all applicable requirements within Title 17 of the City Code. The purpose of the rezoning is to promote the health, safety, and welfare of the community and to encourage the most appropriate use of land, conserving the value of surrounding properties.

Reclassification to R-1 would allow for low-density residential development consisting of detached single-family dwellings and compatible uses such as schools, parks, and related facilities. The proposal complements nearby development, including the new charter school and the recently constructed park located directly across the street.

Public Comment Summary (from prior hearing):

- Donald Oaks, adjacent landowner, submitted a letter in opposition.
- Mary Peterson, adjacent landowner, provided public comment in opposition.
- Dan Schiringer, local business owner with nearby stables, was neutral on the request but raised concerns regarding drainage and stormwater management, which have since been addressed through coordination with City staff and engineering.

Mr. Coates concluded that the rezoning conforms to the purpose and intent of Title 17 and recommended approval.

The Mayor asked, is there anyone in the audience who wished to speak in favor of this item?

Sean Gustafson, with ECS Engineers and author of the associated subdivision plat, spoke in support of the rezoning request.

Mr. Gustafson stated that he and ECS Engineers agree that the proposed Residential 1 (R-1) zoning is appropriate for the area and consistent with the City's continuity and zoning initiative.

He noted that the engineering design and platting process are actively addressing the concerns raised at previous meetings, including:

- Incorporation of detention areas to capture and slow stormwater runoff;
- Consideration of intersection geometry and traffic flow within the subdivision; and
- Other infrastructure elements to ensure compatibility with surrounding development.

Mr. Gustafson added that the engineering and subdivision plans will be submitted to the City for full review in the near future. He offered to answer any questions or respond to any comments during the hearing.

The Mayor asked two more times, is there anyone in the audience who wished to speak in favor of this item? Is there anyone in the audience who wishes to speak in opposition of this item?

Donald Oaks, adjacent property owner, addressed the Council regarding the proposed rezoning of Mountain Meadows No. 2, Lot 2A. Mr. Oaks stated that he and his family own approximately 180 acres west of the proposed subdivision and are major property owners along the east–west boundary of the project area.

Mr. Oaks referenced a letter of opposition submitted on October 20, confirming that the Council had received and reviewed the correspondence. He read an excerpt of his letter into the record, noting the following key concerns:

- The proposed subdivision is in sharp contrast to the historical land use of surrounding properties to the south and west.
- Stormwater drainage from multiple nearby subdivisions currently flows onto his private property at the west end of Poison Spider Lane, causing flooding during heavy rain events, even with existing retention basins.
- The addition of over 80 new homes and associated infrastructure (streets, rooftops, gutters, and storm drains) would substantially increase runoff, likening the effect to “adding a paved parking lot across 27 acres.”

- Similar concerns were raised before the Council in spring 2024 regarding flooding and drainage ditches, but he felt those concerns were not adequately addressed at that time.
- The developer's prior representations of nearby developments were described as inconsistent, citing that earlier advertisements had shown ½- to 2-acre lots, which would have been more compatible with surrounding rural properties.

Mr. Oaks also shared calculations estimating that, based on 27.124 acres of development—with roughly 80% of the area converted to impervious surfaces—approximately 197,000 gallons of stormwater could be generated during a half-inch rain event. He expressed concern that much of this water could flow toward the west and south, flooding his property and neighboring driveways. Mr. Oaks asked who would be liable for property damage if the City approved the rezoning and subdivision and subsequent flooding occurred.

Response and Clarification:

Council President Neumiller requested clarification from Sean Gustafson of ECS Engineers regarding stormwater direction. Mr. Gustafson explained that the majority of the runoff will not flow northwest as suggested, but rather will be directed south and east toward a dedicated detention pond designed to detain and slowly release stormwater. He estimated the drainage split to be approximately one-third to the northwest and two-thirds to the south and east, and noted that the engineering team continues to work closely with City staff to address previous concerns regarding stormwater management and site design.

Mayor Juarez confirmed that staff would ensure Council members receive a copy of Mr. Oaks' letter for the official record.

Francis Ackley, resident of the Plat View Estates Subdivision, addressed the Council and read prepared remarks opposing the proposed rezoning of Mountain Meadows No. 2, Lot 2A.

Mr. Ackley stated that he has lived in Plat View Estates for more than five years and understands that some development may occur on the subject parcel even without a zoning change. However, he expressed opposition to the rezoning for several reasons.

He began by noting that, in his view, the developer has misrepresented intentions for the property over time. Specifically, he stated that during the approval process for the charter school land sale, the developer had told the Planning and Zoning Commission there was no intent to rezone from Urban Agriculture (UA). He also referenced prior comments by Mary Peterson, who had reported being told by the developer that the project would include 20 to 25 lots, not the 86 lots currently proposed—information that influenced her agreement to relocate an access right-of-way on her property.

Mr. Ackley then addressed specific Planning and Zoning considerations noted in the staff report:

- He questioned the rationale that the rezoning would “align zoning with Robertson Hills to the east,” asking why similar weight was not given to the Plat View Estates neighborhood immediately north, which remains rural in character.
- He observed that the parcel is surrounded on other sides by Urban Agriculture (west), Residential (north), and Light Industrial (south), and argued that if adjacency is justification for rezoning, then all adjacent zoning types should be considered, not selectively.
- He questioned the staff statement that R-1 zoning would create a “compatible transition” between nearby subdivisions, asking “compatible to whom?”

Regarding housing demand, Mr. Ackley challenged the conclusion that the rezoning is justified based on market need. He cited that Plat View Estates, with 45 lots developed over the past six to seven years, still has six lots undeveloped or unsold, suggesting that housing demand in the area is not as strong as represented. He added that residents have endured years of windblown dirt, trash, and property damage from ongoing construction activities

at both the subdivision and nearby school, and that the proposed project could extend these impacts for more than a decade, given historical building rates.

Mr. Ackley also disputed the staff reference to the 2016 Natrona County Land Use Plan as supporting the rezoning for “selenium mitigation.” He stated that he had reviewed the plan multiple times and found no mention of selenium mitigation in connection with the subject property, calling the reference “a complete fabrication.” He pointed out that the plan merely notes that many creeks and streams in the county contain high selenium concentrations and that this parcel is not unique in that regard. He recommended removing the selenium justification unless documentation could be produced to verify it.

Mr. Ackley further noted several citation errors in the staff report, listing each as follows:

- Title 17.02.010 — not found; likely intended to reference 17.10.065 Zoning Map Amendments.
- Title 17.05.020 — refers to definitions, not zoning maps or district boundaries.
- Title 17.10.020 — pertains to land use permit processing, not zoning amendments.
- Title 17.10.030 — should reference 17.10.070.

He encouraged the Mayor to direct staff to verify and correct these citations before proceeding. If the information cannot be verified, he recommended tabling the hearing until factual references can be provided, noting that inaccuracies raise concern as to whether Title 17 was properly consulted.

Mr. Ackley concluded by reiterating his opposition to the rezoning, stating that the land should remain as currently zoned to preserve the rural nature of the surrounding area.

He cited additional excerpts from the 2016 Natrona County Land Use Plan, noting that it emphasizes:

- Limiting soil erosion and protecting air quality in all new development; and
- Requiring Wyoming DEQ approval for development practices to minimize dust and airborne pollution.

Mr. Ackley stated that residents of Platte View Estates have already experienced damage from soil erosion and poor drainage linked to nearby construction and that the City has not sufficiently held contractors accountable. He urged the City to require stronger on-site erosion control measures for future developments and asked whether an improvement and service district has been or will be established for the proposed subdivision, as recommended in the county plan.

Mr. Ackley concluded by thanking the Council for the opportunity to speak.

The Mayor thanked Mr. Ackley for his remarks and asked if he would be willing to provide a copy of his letter so that staff could review and verify the comments and citations he referenced. Mr. Ackley agreed to do so.

The Mayor also noted that the City’s website has recently been updated, and that under the “Community” tab, the Code of Ordinances section now includes the most current version of the City Code, including Title 17. She explained that the online code is searchable by keyword or title and is kept current until new ordinances are adopted. The Mayor reaffirmed that staff would review the concerns and verify the references cited by Mr. Ackley.

The Mayor asked two more times, is there anyone in the audience who wished to speak in opposition of this item? Seeing that there is no others to speak for or against this item, she now declared this public hearing closed at 7:23pm

Mayor opened the Council Meeting at 7:23pm

CONSENT AGENDA

Minutes

2. Council Meeting Minutes

City Licenses

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

Financial Approvals

4. Financial Breakdown - Check Register & Future ACH/EFT Transactions
5. PAID ACH / EFT Transactions
6. Regular / Police Payroll 10-6-25 to 10-19-25
7. Fire Payroll 10-5-25 to 10-16-25
8. Transmittal Transactions
9. Treasurer's Report
10. Court Report
11. Reserve Transfers

Brad / Tim

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller,
Council Member Sutherland

OPEN DISCUSSION

No one spoke

ORDINANCES AND RESOLUTIONS

12. ORDINANCE NO. 832 FIRST READING

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1)

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland.

The Mayor noted that once the letter is received, it will be distributed to all Council Members. It was also noted that this item is currently only at first reading. The three-reading process allows Council time to review and address any concerns that arise. With the information provided in the letter, Council can further evaluate specific items and make any necessary adjustments or changes during the second reading.

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

13. ORDINANCE NO. 833 FIRST READING**ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK**

Motion made by Council Member Butcher to approve, Seconded by Council President Neumiller.

Council Member McCarthy expressed disagreement with the proposed park name and asked whether any other naming options had been considered. The Mayor explained that the name was chosen to honor both first responders and veterans, not only from the Mills area but from Wyoming as a whole. While acknowledging that the name is somewhat lengthy, the Mayor stated it reflects the park's intent and identity and has already been used for fundraising and social media purposes.

It was noted that a community group—including individuals such as Enich, Frank, and several others, some of whom serve on the Park Board—originally met to discuss the naming and overall design of the park. The logo and related materials were developed by that group.

Council Member McCarthy commented that Council had not been involved in the naming process and expressed interest in having more input, since the park is a City of Mills facility. The Mayor agreed that Council participation would be welcome and indicated that while the name is currently established under a registered 501(c)(3) and active fundraising efforts, changes could be made if Council desired.

Council briefly discussed the procedural aspects of the ordinance versus resolution. It was confirmed that only the ordinance was before Council for consideration at this meeting and that it would require three readings for final approval. Council President Neumiller noted that this process allows time for further review, discussion, or tabling if needed before final adoption.

The Mayor noted that much of the paperwork and documentation has already been established under the current park name. The community group originally involved in the project selected the name and has used it in connection with fundraising, social media, and the park's identity materials. The Mayor stated that if Council feels strongly about changing the name, the necessary documents and materials could be re-established under a new name, and the community groups that have already been engaged and expressed support could be updated accordingly.

The Mayor suggested that, if Council wishes to continue the discussion, a work session or additional meeting could be scheduled to allow further input and to involve Council members in ongoing fundraising efforts.

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

14. RESOLUTION NO. 2025-35**RESOLUTION SUPPORTING THE ENACTMENT OF S. 1455 THE UNIQUE ZIP CODE ACT, TO ESTABLISH A SINGLE ZIP CODE FOR THE COMMUNITY OF MILLS**

Motion made by Council Member McCarthy to approve, Seconded by Council Member Sutherland,

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

15. RESOLUTION NO. 2025-36**A RESOLUTION SUPPORTING H.R. 3095, TO ESTABLISH A UNIQUE ZIP CODE FOR THE CITY OF MILLS, WYOMING**

Motion made by Council President Neumiller to approve, Seconded by Council Member McCarthy,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller,
Council Member Sutherland

16. RESOLUTION NO. 2025-37

**RESOLUTION SUPPORTING THE ENACTMENT OF S. 2364 TO ESTABLISH A SINGLE
ZIP CODE FOR THE COMMUNITY OF MILLS**

Motion made by Council Member Butcher to approve, Seconded by Council Member Sutherland,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller,
Council Member Sutherland

17. RESOLUTION NO. 2025-38

RESOLUTION CONCERNING DAY TO DAY AND ITINERANT SALESMEN

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller,
Council Member Sutherland

18. RESOLUTION NO. 2025-39

**RESOLUTION CONFIRMING APPOINTMENT OF REPRESENTATIVE OF THE CITY OF
MILLS TO THE NATRONA COUNTY TRAVEL AND TOURISM COUNCIL**

Motion made by Council Member Butcher to approve, Seconded by Council Member Sutherland,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller,
Council Member Sutherland

COUNCIL APPROVALS

20. Civil Engineering Professionals Inc - Amendment No. 2

Motion made by Council Member Butcher to approve, Seconded by Council Member McCarthy,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council Member Sutherland,
Abstain: Council President Neumiller

21. LifeFlight Transfer Incentive Policy

Motion made by Council President Neumiller to approve, Seconded by Council Member Butcher,
Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller,
Council Member Sutherland

ADJOURNMENT

Mayor Juarez asked for a motion to adjourn meeting at 7:34pm. Council Member McCarthy made a motion,
Seconded by Council Member Butcher. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member
Butcher, Council President Neumiller, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

City Hall will be closed on Tuesday, November 11, 2025 in observance of Veterans Day.

The regular City Council meeting is rescheduled to Monday, November 10, 2025 at 7:00 PM

NEXT MEETING - November 10, 2025 at 7:00pm / November 25, 2025 at 7:00pm

NEXT WORK SESSION - November 10, 2025 at 6:00pm / November 25, 2025 at 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, Leah Juarez

City Clerk, Sarah Osborn



Council Meeting: November 10, 2025

New Business Licenses

	<i>Business Name</i>	<i>Fire Inspection</i>	<i>Insurance</i>

Renewal Business Licenses

	<i>Business Name</i>	<i>Fire Inspection</i>	<i>Insurance</i>
9534	Buckin' Brew LLC	10/29/2025	N/A
1114	Key Energy Services	9/29/2025	N/A
1117	Pope Construction Inc.	9/24/2025	N/A
1061	Richard S. Logan Trucking, Inc	10/20/2025	N/A
9674	The Plant Station	11/6/2025	



CITY OF MILLS
EST. 1921

Council Meeting: November 10, 2025

New Home Occupation Permits

Business Name

Renewal Home Occupation Permits

Business Name

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

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
1999						
11/10/2025	1999	Dalton Mendoza	860.00	Bond Refund for Sammy Mendoza	10-26150	860.00
Total 1999:						860.00
2000						
11/10/2025	2000	Division Victims Service	150.00	Crime Prevention 24-0023 Edward Johnson	10-5400-3080	150.00
11/10/2025	2000	Division Victims Service	150.00	Crime Prevention 25-0147 Willow Dymond-Wagner	10-5400-3080	150.00
11/10/2025	2000	Division Victims Service	150.00	Crime Prevention 25-0701 Jerrance Red Gun	10-5400-3080	150.00
11/10/2025	2000	Division Victims Service	150.00	Crime Prevention 24-1063 Ashley Lantz	10-5400-3080	150.00
11/10/2025	2000	Division Victims Service	150.00	Crime Prevention 25-0548 Terry Kane	10-5400-3080	150.00
11/10/2025	2000	Division Victims Service	150.00	Crime Prevention 25-0599 Shane Schroefel	10-5400-3080	150.00
Total 2000:						900.00
34702						
11/10/2025	34702	71 Construction	454.96	Sand Plowing	10-6000-3500	454.96
Total 34702:						454.96
34703						
11/10/2025	34703	AB Global	466.05	Background checks	10-4600-1045	466.05
Total 34703:						466.05
34704						
11/10/2025	34704	All Out Fire, Inc	865.00	Fire Extinguisher inspections and repairs	10-5600-3515	865.00
11/10/2025	34704	All Out Fire, Inc	230.00	Fire Extinguishers	12-4500-3515	230.00
11/10/2025	34704	All Out Fire, Inc	140.00	Fire Extinguisher	12-4500-3515	140.00
Total 34704:						1,235.00
34705						
11/10/2025	34705	ALSCO, Inc	41.40	October 08 Service	10-6500-1040	41.40
11/10/2025	34705	ALSCO, Inc	41.40	October 22 Services	10-6500-1040	41.40

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 34705:						82.80
34706						
11/10/2025	34706	Ameri-Tech Equipment Company	6,192.00	96 Gallon Toter Lids x 200	51-8100-3500	6,192.00
Total 34706:						6,192.00
34707						
11/10/2025	34707	Big Horn Tire, Inc.	220.00	Tire Labor	54-8400-4055	220.00
11/10/2025	34707	Big Horn Tire, Inc.	181.60	Tire and Disposal	54-8400-4055	181.60
11/10/2025	34707	Big Horn Tire, Inc.	1,426.80	Tires Unit #20	54-8400-4055	1,426.80
11/10/2025	34707	Big Horn Tire, Inc.	997.40	Tires Detective 1	10-5400-4055	997.40
Total 34707:						2,825.80
34708						
11/10/2025	34708	Bound Tree Medical	586.89	Medical Supplies	10-5600-3595	586.89
Total 34708:						586.89
34709						
11/10/2025	34709	Caselle, Inc	3,381.00	maintenance & Support	50-4600-2005	3,381.00
Total 34709:						3,381.00
34710						
11/10/2025	34710	Casey Coates	10,058.00	MPA - Urban Planning Reimbursement	10-5700-2050	10,058.00
Total 34710:						10,058.00
34711						
11/10/2025	34711	City of Casper	1,081.68	Balefill Charges	54-8400-3050	1,081.68
11/10/2025	34711	City of Casper	1,348.16	Balefill Charges	54-8400-3050	1,348.16
11/10/2025	34711	City of Casper	898.48	Balefill Charges	54-8400-3050	898.48
11/10/2025	34711	City of Casper	864.16	Balefill Charges	54-8400-3050	864.16
11/10/2025	34711	City of Casper	648.56	Balefill Charges	54-8400-3050	648.56
11/10/2025	34711	City of Casper	1,004.08	Balefill Charges	54-8400-3050	1,004.08
11/10/2025	34711	City of Casper	1,312.08	Balefill Charges	54-8400-3050	1,312.08

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
11/10/2025	34711	City of Casper	4,293.56	MPO member contributions	10-5700-3010	4,293.56
11/10/2025	34711	City of Casper	1,406.13	3rd Quarter GIS Expenses	10-5700-3020	1,406.13
11/10/2025	34711	City of Casper	15,111.82	PSCC Sept 2025	10-5400-3000	15,111.82
11/10/2025	34711	City of Casper	3,194.11	Metro Sept 2025	10-5300-3010	3,194.11
11/10/2025	34711	City of Casper	39,317.11	201 Sewer	53-8300-3045	39,317.11
Total 34711:						70,479.93
34712						
11/10/2025	34712	CPS Distributors Inc	44.40	2" Couplers	10-7000-3500	44.40
11/10/2025	34712	CPS Distributors Inc	16.34	4" Couplers	10-7000-3500	16.34
Total 34712:						60.74
34713						
11/10/2025	34713	Dana Kepner Company Inc	1,623.12	3/4" Meters & Touchpads	51-8100-3660	1,623.12
Total 34713:						1,623.12
34714						
11/10/2025	34714	Dewitt Water Systems & Service	25.00	Bottled water	10-5600-3515	25.00
Total 34714:						25.00
34715						
11/10/2025	34715	Ferguson Waterworks #1116	774.86	Restock Inventory	51-8100-3500	774.86
Total 34715:						774.86
34716						
11/10/2025	34716	Floyd's Truck Center WY	20.83	Tubing and Fitting	10-6000-4050	20.83
Total 34716:						20.83
34717						
11/10/2025	34717	Grainger, Inc	253.91	Hot Water Hose	10-6500-3515	253.91
11/10/2025	34717	Grainger, Inc	34.50	Safety Signs	10-6500-3515	34.50
11/10/2025	34717	Grainger, Inc	40.56	circuit Breaker	10-6500-3515	40.56

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 34717:						328.97
34718						
11/10/2025	34718	HM Cragg	9.14	Ominimetrix Generator Cummuicaitions	53-8300-3675	9.14
Total 34718:						9.14
34719						
11/10/2025	34719	Homax	168.80	Drum Blue DEF	10-6000-4050	168.80
11/10/2025	34719	Homax	1,042.32	Fuel for FD vehicles	10-5600-4000	1,042.32
Total 34719:						1,211.12
34720						
11/10/2025	34720	Imperial Sanitation LLC	310.00	Service First Street Park	10-7000-3095	310.00
11/10/2025	34720	Imperial Sanitation LLC	175.00	Service Sunny Acres Park	10-7000-3095	175.00
11/10/2025	34720	Imperial Sanitation LLC	135.00	Service Norene Kilmer Park	10-7000-3095	135.00
Total 34720:						620.00
34721						
11/10/2025	34721	Jackson Group	65.07	Valve	10-6000-4050	65.07
Total 34721:						65.07
34722						
11/10/2025	34722	Jacob Wallace	162.91	Weather Tch Floor Mats for Unit 12	10-5400-4050	162.91
Total 34722:						162.91
34723						
11/10/2025	34723	Knife River Materials	829.19	44.82 ton Road Base Glen Garden Dr.	12-4500-3700	829.19
11/10/2025	34723	Knife River Materials	1,053.21	56.93 ton road Base Hanly Acres	12-4500-3700	1,053.21
Total 34723:						1,882.40
34724						
11/10/2025	34724	Midwest Connect, LLC	1,516.00	Maintenance agreement	10-4400-3525	1,516.00

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 34724:						1,516.00
34725						
11/10/2025	34725	Mobile Messiah	755.68	Replace Cables garage doors Public Works	12-4500-3515	755.68
Total 34725:						755.68
34726						
11/10/2025	34726	NAPA Auto Parts	35.13	Unit K9 & 15	10-5400-4050	35.13
11/10/2025	34726	NAPA Auto Parts	95.37	Unit 12 Oil Filter	10-5400-4050	95.37
11/10/2025	34726	NAPA Auto Parts	9.54	Oil Filter	10-6000-4050	9.54
11/10/2025	34726	NAPA Auto Parts	89.07	Brake Master Cylinder	10-6000-4050	89.07
11/10/2025	34726	NAPA Auto Parts	.58	Adapter	10-6000-4050	.58
11/10/2025	34726	NAPA Auto Parts	.74	Adapter	10-6000-4050	.74
11/10/2025	34726	NAPA Auto Parts	363.43	Napa Unit 7 Brakes	10-5400-4050	363.43
11/10/2025	34726	NAPA Auto Parts	56.50	Napa Chief Oil Filter	10-5400-4050	56.50
11/10/2025	34726	NAPA Auto Parts	554.38	Napa Unit 7 Struts	10-5400-4050	554.38
11/10/2025	34726	NAPA Auto Parts	19.98	WD40	10-6000-4050	19.98
11/10/2025	34726	NAPA Auto Parts	88.14	Brake Cleaner & Filter	10-6000-4050	88.14
11/10/2025	34726	NAPA Auto Parts	13.49	Napa Unit 7 Wipers	10-5400-4050	13.49
11/10/2025	34726	NAPA Auto Parts	56.50	Oil/Air And Oil filter for CSO Vehicle	10-5300-4050	56.50
Total 34726:						1,382.85
34727						
11/10/2025	34727	Natrona County	1,235.40	Property Taxes	10-4400-1300	1,235.40
Total 34727:						1,235.40
34728						
11/10/2025	34728	Norco, Inc	60.69	Cleaning Supplies	10-6500-3500	60.69
Total 34728:						60.69
34729						
11/10/2025	34729	Northwest Contractor Supply	78.34	Saw Blade/Ear Plugs	10-6000-3500	78.34
11/10/2025	34729	Northwest Contractor Supply	180.96	Yellow Stiping Paint	10-6000-3500	180.96

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount
Total 34729:						259.30
34730						
11/10/2025	34730	Oil City Printers	364.25	500 Ambulance Transpot forms	10-5600-3595	364.25
Total 34730:						364.25
34731						
11/10/2025	34731	One Call of Wyoming	84.00	80 Tickets for September	51-8100-3055	84.00
Total 34731:						84.00
34732						
11/10/2025	34732	Performance Charter School Dev	30,000.00	Poison Spider Sewer Main	53-8300-4510	30,000.00
11/10/2025	34732	Performance Charter School Dev	30,000.00	Poison Spider Sewer Main	53-8300-4510	30,000.00
11/10/2025	34732	Performance Charter School Dev	30,000.00	Poison Spider Sewer Main	53-8300-4510	30,000.00
Total 34732:						90,000.00
34733						
11/10/2025	34733	Quadient, Inc	5,234.10	Postage	50-4600-3530	5,234.10
11/10/2025	34733	Quadient, Inc	93.00	Maintenance & Meter Rental	50-4600-3510	93.00
Total 34733:						5,327.10
34734						
11/10/2025	34734	RDO Equipment	221.40	Filters	10-6000-4050	221.40
11/10/2025	34734	RDO Equipment	387.80	Starter Motor	10-6000-4050	387.80
11/10/2025	34734	RDO Equipment	53.19	Fuel Pump	10-6000-4050	53.19
Total 34734:						662.39
34735						
11/10/2025	34735	Walmart 3778	1,500.00	Shop with a cop donations	10-4400-1300	1,500.00
Total 34735:						1,500.00

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount	
34736							
11/10/2025	34736	WEX Bank	22.52	DEF for Diesel Rigs	10-5600-4000	22.52	
Total 34736:						22.52	
34737							
11/10/2025	34737	Wyoming Water Quality & Pollutio	242.00	Membership & Conference	51-8100-1030	242.00	
Total 34737:						242.00	
34738							
11/10/2025	34738	Zoll Data Systems Dept #42374	617.50	EMS billing platform	10-5600-2040	617.50	
Total 34738:						617.50	
34739							
11/10/2025	34739	Zoll Medical Corporation	366.00	Defib pads for cardiac monitor	10-5600-3595	366.00	
Total 34739:						366.00	
192100094							
11/10/2025	192100094	Rocky Mountain Power	814.08	240 Chamberlin Rd	50-4600-2510	814.08	M
11/10/2025	192100094	Rocky Mountain Power	49.28	900 Robertson Road	10-4600-2515	49.28	M
11/10/2025	192100094	Rocky Mountain Power	8,884.51	City Power	10-4600-2510	8,884.51	M
11/10/2025	192100094	Rocky Mountain Power	3,047.74	Enterprise	50-4600-2510	3,047.74	M
11/10/2025	192100094	Rocky Mountain Power	8,165.93	WTP	52-8200-2510	8,165.93	M
11/10/2025	192100094	Rocky Mountain Power	157.39	6699 Poison Spider	50-4600-2510	157.39	M
Total 192100094:						21,118.93	
192100095							
11/10/2025	192100095	Black Hills Energy	1,213.00	City Power	10-4600-2515	1,213.00	M
11/10/2025	192100095	Black Hills Energy	707.87	Enterprise	50-4600-2515	707.87	M
11/10/2025	192100095	Black Hills Energy	202.91	WTP	52-8200-2515	202.91	M
Total 192100095:						2,123.78	
192100096							
11/10/2025	192100096	307 Billing Services, LLC	2,000.00	Nov Services	10-5600-2045	2,000.00	M

M = Manual Check, V = Void Check

Check Issue Date	Check Number	Payee	Invoice Amount	Description	Invoice GL Account	Check Amount	
Total 192100096:						2,000.00	
192100097							
11/10/2025	192100097	Charter Communications	653.75	Internet for city	10-4600-2520	653.75	M
Total 192100097:						653.75	
192100098							
11/10/2025	192100098	Century Link	537.95	Services for city	50-4600-2525	537.95	M
Total 192100098:						537.95	
192100099							
11/10/2025	192100099	HUB International	69,486.92	Health Benefits	10-23700	69,486.92	M
Total 192100099:						69,486.92	
Grand Totals:						304,623.60	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
10-21100	.00	132,045.72-	132,045.72-
10-23700	69,486.92	.00	69,486.92
10-26150	860.00	.00	860.00
10-4400-1300	2,735.40	.00	2,735.40
10-4400-3525	1,516.00	.00	1,516.00
10-4600-1045	466.05	.00	466.05
10-4600-2510	8,884.51	.00	8,884.51
10-4600-2515	1,262.28	.00	1,262.28
10-4600-2520	653.75	.00	653.75
10-5300-3010	3,194.11	.00	3,194.11
10-5300-4050	56.50	.00	56.50
10-5400-3000	15,111.82	.00	15,111.82
10-5400-3080	900.00	.00	900.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
10-5400-4050	1,281.21	.00	1,281.21
10-5400-4055	997.40	.00	997.40
10-5600-2040	617.50	.00	617.50
10-5600-2045	2,000.00	.00	2,000.00
10-5600-3515	890.00	.00	890.00
10-5600-3595	1,317.14	.00	1,317.14
10-5600-4000	1,064.84	.00	1,064.84
10-5700-2050	10,058.00	.00	10,058.00
10-5700-3010	4,293.56	.00	4,293.56
10-5700-3020	1,406.13	.00	1,406.13
10-6000-3500	714.26	.00	714.26
10-6000-4050	1,125.14	.00	1,125.14
10-6500-1040	82.80	.00	82.80
10-6500-3500	60.69	.00	60.69
10-6500-3515	328.97	.00	328.97
10-7000-3095	620.00	.00	620.00
10-7000-3500	60.74	.00	60.74
12-21100	.00	3,008.08-	3,008.08-
12-4500-3515	1,125.68	.00	1,125.68
12-4500-3700	1,882.40	.00	1,882.40
50-21100	.00	13,973.13-	13,973.13-
50-4600-2005	3,381.00	.00	3,381.00
50-4600-2510	4,019.21	.00	4,019.21
50-4600-2515	707.87	.00	707.87
50-4600-2525	537.95	.00	537.95
50-4600-3510	93.00	.00	93.00
50-4600-3530	5,234.10	.00	5,234.10
51-21100	.00	8,915.98-	8,915.98-
51-8100-1030	242.00	.00	242.00
51-8100-3055	84.00	.00	84.00
51-8100-3500	6,966.86	.00	6,966.86
51-8100-3660	1,623.12	.00	1,623.12
52-21100	.00	8,368.84-	8,368.84-
52-8200-2510	8,165.93	.00	8,165.93
52-8200-2515	202.91	.00	202.91
53-21100	.00	129,326.25-	129,326.25-
53-8300-3045	39,317.11	.00	39,317.11
53-8300-3675	9.14	.00	9.14
53-8300-4510	90,000.00	.00	90,000.00
54-21100	.00	8,985.60-	8,985.60-

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
54-8400-3050	7,157.20	.00	7,157.20
54-8400-4055	1,828.40	.00	1,828.40
Grand Totals:	304,623.60	304,623.60-	.00

Dated:

Mayor:

City Council:

City Recorder:

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"

11-10-25

24



PAYROLL

Meeting Date: November 10, 2025

Payroll Type: Regular/Police

Date Range: 10-20-25 to 11-2-25

Net: \$ 109,587.38

Deductions: \$ 27,705.54

Federal Taxes: \$ 8,566.00

Medicare: \$ 1,531.65

Retirement: \$ 5,687.16

Social Security: \$ 6,331.12

Child Support: \$ 540.32

Insurance: \$ 3,651.64

Supplemental Retirement: \$ 1,085.81

Supplemental Insurance: \$ 311.84

TOTAL PAYROLL: \$ 81,881.84

City Clerk, Sarah Osborn

Mayor, Leah Juarez



PAYROLL

Meeting Date: November 10, 2025

Payroll Type: Fire

Date Range: 10-17-25 to 10-28-25

Net: \$ 20,870.32

Deductions: \$ 4,141.25

Federal Taxes: \$ 1,457.00

Medicare: \$ 302.62

Retirement: \$ 2,201.63

Union Dues \$ 180.00

Child Support: \$ -

Insurance: \$ -

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

TOTAL PAYROLL: \$ 16,729.07

City Clerk, Sarah Osborn

Mayor, Leah Juarez



CITY OF MILLS
EST. 1921

Transmittal Transactions

11-10-25

Payroll Regular/Police: 10-20-25 to 11-2-25 *Not completed*

Date	Type/Check #	Payor	AMOUNT
11/12/2025	ACH	Retirement	\$ 45,129.12
		Total:	\$ 45,129.12

Payroll Fire: 10-17-25 to 10-28-25

Date	Type/Check #	Payor	AMOUNT
10/28/2025	34701	Pathfinder FCU	\$ 180.00
10/28/2025	ACH	IRS	\$ 2,062.24
11/12/2025	ACH	Retirement	\$ 12,112.71
		Total:	\$ 2,242.24

Total \$ 47,371.36



VOIDED CHECKS

11-10-25

CHECK #	DATE	PAYOR	AMOUNT
1995	10/28/2025		\$ 570.00
1996	10/28/2025	Court Bond	\$ 348.48

Total: \$ 918.48

ORDINANCE NO. 832

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1).

WHEREAS, pursuant to Title 17 of the Mills Municipal Code, the City of Mills has established zoning districts for the purpose of promoting the health, safety, and general welfare of its residents; and

WHEREAS, the City Council of the City of Mills, in coordination with City staff, has reviewed the current zoning map and determined that Mountain Meadows Subdivision, No. 2, Lot 2A, is more appropriately classified as R-1 (Residential One-Family Dwelling District) due to surrounding development patterns and the goals of the City’s Comprehensive Plan; and

WHEREAS, this rezoning is Council and Staff supported, undertaken to ensure zoning consistency with the established residential character of the area and to promote the orderly growth of the City; and

WHEREAS, the Planning and Zoning Commission has received a staff report and reviewed the application for rezoning and found both to be in accordance with Mills Municipal Code, and recommended approval of the proposed amendment; and

WHEREAS, the City Council, after notice and hearing, finds that the rezoning is in the public interest and consistent with:

- The intent and purpose of Title 17, Land Development Regulations, Mills Municipal Code;
- The City of Mills Comprehensive Plan and future land-use designation for the area;
- The character and suitability of the subject property and adjacent uses; and
- The overall health, safety, and welfare of the community.

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

Section 1.

The official zoning map of the City of Mills, Wyoming, as adopted by Ordinance No. ____, is hereby amended to rezone the following described property from UA (Urban Agriculture) to R-1 (Residential One-Family Dwelling District):

Legal Description:
Mountain Meadows Subdivision, No. 2, Lot 2A, City of Mills, Natrona County, Wyoming.

Section 2.

The zoning designation of the above-described property shall henceforth be R-1 (Residential One-Family Dwelling District), and all development or use thereof shall conform to the applicable provisions of Title 17 of the Mills Municipal Code.

Section 3.

The City Clerk is directed to update the official zoning map to reflect this amendment.

Section 4.

This ordinance shall take effect and be in force after passage on third reading and publication according to law.

PASSED on 1st reading the ____ day of_____, 2025.

PASSED on 2nd reading the ____ day of _____, 2025.

PASSED, APPROVED AND ADOPTED on 3rd and final reading this ____ day of _____, 2025

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Brad Neumiller, Council

Cherie Butcher, Council

Tim Sutherland, Council

ATTESTED:

Sarah Osborn, City Clerk



Mountain Meadows No. 2, Lot 2A

Rezone

City Council Meeting
October 28th, 2025

Applicants: Mills City Council

Agent: Planning Staff

Summary: The applicant proposes a zoning map amendment to rezone property along Robertson Road from Urban Agriculture (UA) to Residential 1 (R-1).

Legal Description: Mountain Meadows No.2 Lot 2A

Location: The property is situated along the western edge of Robertson Rd., bordering the Wyoming Classical Academy to the North and county properties to the South and West.

Current Zoning: UA (Urban Agriculture)

Existing Land Use: None, vacant grassland.

Adjacent Land Use: North - Charter Heights (UA)
South – County Property (LI) *Light Industrial
East – Robertson Hills/River Heights (R1)
West – County Property (UA)

Planning Considerations:

1. Continuity of Zoning Patterns

- Rezoning the Robertson Road parcels from UA to R-1 will align zoning with the established Robertson Heights subdivision immediately to the east.
- This removes an isolated agricultural zoning strip between residential neighborhoods and supports orderly development.

2. Compatibility and Transition

- R-1 zoning will provide a compatible transition between the suburban residential form of Robertson Heights and the more semi-rural pattern of Platte View Estates.
- This balances growth pressures along Robertson Road with the preservation of rural characteristics further west.



3. **Infrastructure Readiness**

- Municipal services such as water, sewer, police, and fire are already extended to serve Robertson Heights.
- Extending R-1 zoning westward along Robertson Road would allow infill housing to utilize existing infrastructure without substantial new investment.

4. **Housing Demand**

- Mills and Natrona County continue to experience demand for single-family housing.
- Rezoning provides an opportunity to meet this demand within City limits, rather than pushing growth outward into county subdivisions.

5. **Comprehensive Planning Consistency**

- The City's comprehensive plan encourages residential development along major corridors where utilities and services are already available.
- This rezone would implement those objectives while reducing the pressure to expand municipal boundaries unnecessarily.
- This rezone is consistent with the 2016 Natrona County Land Use Plan, which indicates development is necessary on the subject land as a selenium mitigation measure.

Applicable Code References (Mills Title 17)

- Title 17.02.010 – Purpose
Establishes the intent of the zoning regulations to “promote the health, safety, and general welfare of the city; to encourage the most appropriate use of land; and to conserve the value of buildings and land.”
- Title 17.05.020 – Zoning Map and District Boundaries
Provides that the official zoning map may be amended by ordinance to reflect changing land use needs.
- Title 17.10.020 – Amendments Authorized
The City Council, the Planning Commission, or the administrative staff may initiate zoning map amendments.
- Title 17.10.030 – Public Hearing and Notice
Requires that proposed zoning map amendments be subject to a public hearing before the City Council, with at least 15 days' published notice in a newspaper of general circulation, consistent with Wyo. Stat. § 15-1-603. (Completed – Once at 300', Once at 1200')



- Title 17.08.030 – Residential Districts: R-1, Single-Family Residential

Declares the intent of the R-1 district as: “to provide for low-density residential development in the form of detached single-family dwellings, together with schools, parks, and other related facilities that serve the neighborhood.”

Permitted uses include:

- Detached single-family dwellings
 - Parks and open space
 - Accessory uses customarily incidental to residential use
- Title 17.08.010 – Urban Agriculture District (UA)

States the purpose of the UA district is: “to provide areas within the city for the continued conduct of agricultural activities and very low-density residential development where municipal services may be limited or unavailable.”

Permitted uses generally include:

- Crop production and grazing
- Limited agricultural buildings
- Detached single-family dwellings on large lots
- Related accessory uses

Public Comments

Initial Hearing 10/14/2025 (No Action)

Two letters in opposition from Donald Oaks, an adjacent landowner.

Public Hearing Comments –

Mary Peterson, adjacent landowner, is opposing the rezone on the basis of lot size and character.

Dan Schirlinger, an adjacent land and business owner who is not for or against the rezone, cited development concerns related to fencing and stormwater runoff.

Staff Recommendation:

Staff recommends APPROVAL of the replat.

Planning Commission Recommendation:

Planning and Zoning Commission recommended APPROVAL on 10/02/2025

City Council Decision:

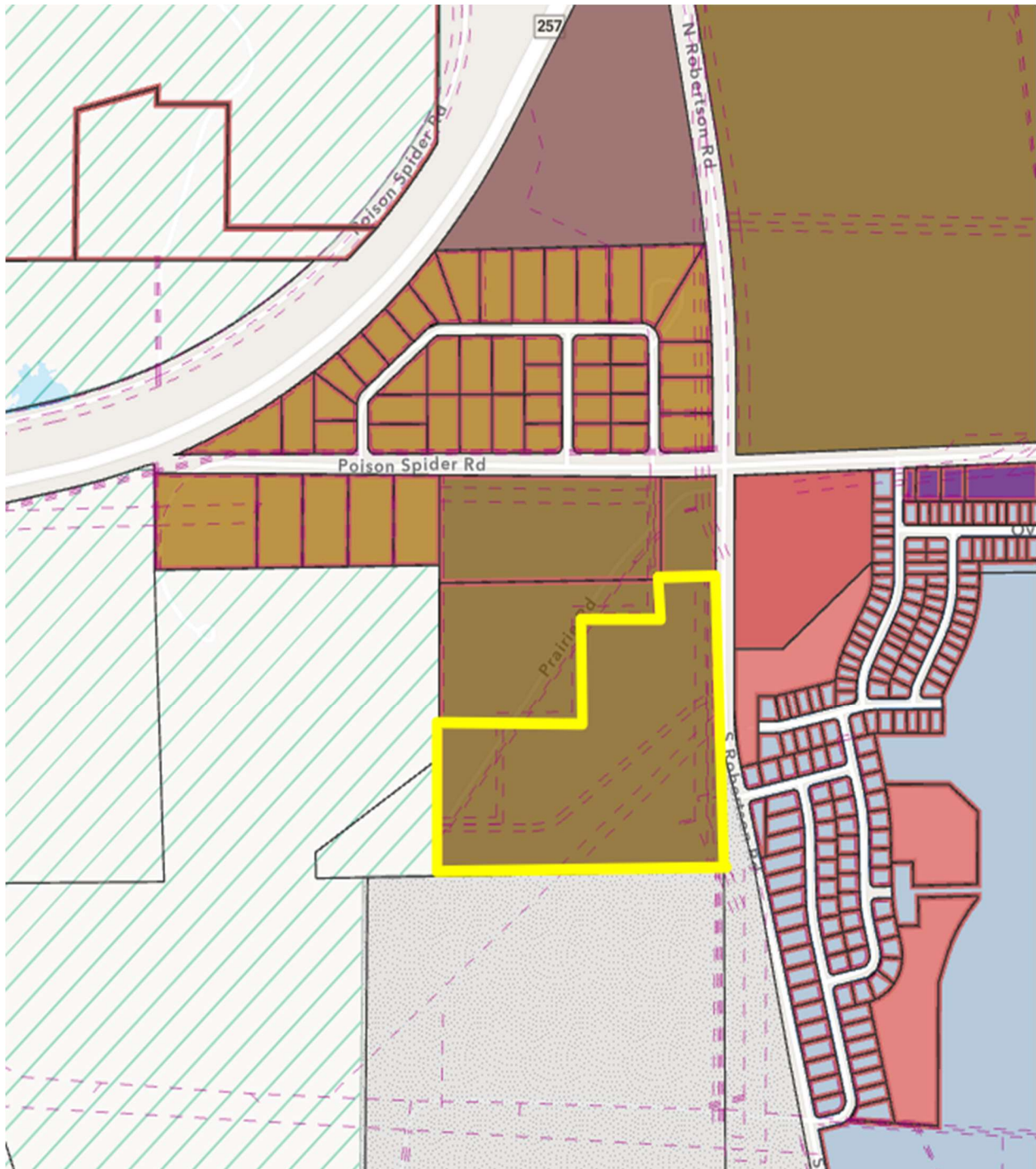
704 Fourth Street
PO BOX 789
Mills, Wyoming



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

Item # 10.

Current Zoning





Zoning Districts

 Mills, DB	 Mills, R-1: Single Family Dwelling District
 Mills, DI: Developing Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, DMH: Developing Mobile Home	 Mills, R-3: Multiple Family Dwelling District
 Mills, DR: Developing Residential	
 Mills, EB: Established Business	
 Mills, EI: Established Industrial	 Zones TBD
 Mills, ER: Established Residential	 RAM
 Mills, MSR: Mixed Sized Residential	 UA
 Mills, MU: Mixed Use	 UR
 Mills, PLI: Public Land Institutions	 UMR
 Mills, PUD: Planned Urban Development	 MR-1
 Mills, UA: Urban Agriculture	 MR-2
 Mills, UR: Urban Agriculture Residential	 RR-1
 Evansvillem, IL: Light Industrial District	 RR-2
 Mills, C-1: General Commercial	 SR-1
 Mills, C-3: Business Service District	 SR-2
 Mills, I-1: Light Industrial	 MH
 Mills, I-2: Heavy Industrial	 LI
 Mills, M-H: Manufactured Home District	 HI
 Mills, M-P: Manufactured Home Park	 C
 Mills, O-B: Office Business District	 PUD
	 UCA

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, grantee(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

County of Natrona

) SS.

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



6/13/2022 8:46:14 AM

Pages: 1

1125882

NATRONA COUNTY CLERK

Tracy Good
Recorded: CC
Fee: \$12.00
AMERICAN TITLE AGENCY



CITY OF MILLS PETITION FOR ZONE CHANGE



or APPLICATION FOR SPECIAL REVIEW PERMIT Pursuant to the Mills City Code

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

Date: September 8th 2025

Return by: September 9th 2025
(Submittal Deadline)

For Meeting on: September 9th 2025

☒ **ZONE CHANGE** ☐ **SPECIAL REVIEW**

PLEASE PRINT

PRIMARY CONTACT: Casey Coates

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Lisa Burridge / Greenbriar Partners LLC
Owner Mailing Address: [REDACTED]
City, State, Zip: [REDACTED] WY 82604
Owner Phone: [REDACTED]
Applicant Email: [REDACTED]

AGENT INFORMATION:

Print Agent Name: Casey Coates
Agent Mailing Address: 704 Fourth St.
City, State, Zip: Mills, WY 82604
Agent Phone: 307-234-6679
Agent Email: c.coates@mills.wy.gov

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Mountain Meadows No. 2, Lot 2A

Physical address of subject property if available: _____

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

Current zoning: UA - Urban Agriculture Current use: UA - Vacant Land

Intended use of the property: Residential Properties

Zoning within 300 feet: UA - North, C/PLI/RI - East Land use within 300 feet: School, Residential, and Vacant

ATTACHMENTS (REQUIRED):

- **Proof of ownership:** Yes (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 City of Mills for:

A re-zoning of Lot 2A, Mountain Meadows No. 2, currently zoned UA. The re-zone would
zone this as R1 and become more contiguous with area zoning

OWNER Signature

[Signature]
LISA A
BURRIDGE

OWNER Signature

AGENT Signature

[Signature]

FEE: \$250.00 (non-refundable)

City of Mills
Rev: 05/2016

Petition for Zone Change or
Application for Special Review Permit

Page 1

ORDINANCE NO. 833

ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK

WHEREAS, The City of Mills Wyoming’s history is intertwined with the service of the nation’s veterans back to the origins of Mills; and

WHEREAS, The townsite of the City of Mills is located across from what had been Platte Bridge Station/Ft. Caspar, a significant Frontier military post along the Oregon Trail, and, further, the City of Mills is the location of where the Battle of Platte Bridge Station and the Battle of Red Buttes were fought; and

WHEREAS, Mills is located such that it is close to what had been the Casper Army Air Base from which one hundred forty aviators died in ninety airplane crashes between September 1942 and March 1945 including nine men who were killed on a training mission that went down within what is now the incorporated boundaries of the City of Mills.

WHEREAS, Residents of Mills have served in every U.S. war and conflict since the municipality’s incorporation; and

WHEREAS, The City of Mills has long been served by a dedicated police force and dedicated fire department which includes both full time and part time fire fighters.

WHEREAS, The City of Mills currently has a park dedicated as Mills Memorial Park with a monument dedicated to Lt. Caspar Collins and the Oregon Trail which predate the incorporation of the town; and

WHEREAS, That park is described as and located at:

Block 38, Lot 1 and Lot 2, City of Mills, Natrona County Wyoming.

WHEREAS, The Governing Body of the City of Mills wishes to more fully reflect the nature of the park and the City’s dedication to veterans of all wars and eras and the city’s first responders.

NOW, THEREFORE, The Governing Body of the City of Mills hereby renames Mills Memorial Park as Service and Sacrifice Park to further reflect and enhance its purpose and the City’s dedication to its veterans.

PASSED, APPROVED AND ADOPTED on 3rd and final reading this _____ day of _____, 2025

CITY OF MILLS, WYOMING

Leah Juarez, Mayor

Sara McCarthy, Council

Brad Neumiller, Council

Cherie Butcher, Council

Tim Sutherland, Council

ATTESTED:

Sarah Osborn, City Clerk

ORDINANCE 831

ORDINANCE CONCERNING GAMING

WHEREAS, the 2026 Legislature of the State of Wyoming has before it legislation involving the authorization and licensing of gaming activities, including Historic Horse Racing and simulcasting; and

WHEREAS, the City of Mills desires to restrict and regulate the location and operation of such gaming uses so they may occur only in appropriate commercial areas; and

WHEREAS, the City of Mills Planning and Zoning Commission, on November 6th, 2025, forwarded a DO PASS recommendation of the amendments to Title 17 regarding simulcasting and games; and

WHEREAS, the Governing Body finds that gaming uses, including simulcasting and other lawful electronic gaming authorized by the State of Wyoming, should be allowed only as conditional uses in the City’s General Commercial (C-1) District and should comply with the standards established in Title 17, Section 45.60;

NOW, THEREFORE, TITLE 17 IS AMENDED TO REFLECT THE FOLLOWING:

Section 17.19.20 – Simulcasting and Gaming Establishments

1. To identify where lawful gaming activities may occur and to ensure they are conducted in a manner compatible with surrounding development and community standards.
2. This section applies to any establishment offering lawful gaming or wagering activities authorized by the State of Wyoming, including but not limited to simulcasting, historic horse racing, and electronic gaming.
3. Gaming establishments shall be permitted only as a conditional use in designated commercial districts, subject to the review and approval procedures contained in Title 17. All proposals shall comply with the location, design, and operational standards established in the City’s Land Development Regulations.
4. Location and operational criteria shall include, but are not limited to:
 - Appropriate siting in commercially zoned areas with adequate separation from residential, educational, and civic uses;
 - Design compatibility with adjoining development and compliance with lighting, signage, and parking standards;
 - Operational safeguards such as licensing, security plans, hours of operation, and measures to minimize noise, traffic, and public-safety impacts.
5. Gaming establishments must maintain all required state and local licenses and remain in compliance with the City’s conditional-use approval. Failure to comply may result in suspension or revocation of authorization to operate.

Repealer and Severability

All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict. If any portion of this ordinance is held invalid, the remainder shall continue in full force and effect.

PASSED on 1st reading the ____ day of _____, 2025.

PASSED on 2nd reading the _____ day of _____, 2025.

PASSED, APPROVED AND ADOPTED on 3rd and final reading 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 October 14, 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



Vision Beyond Borders – Amended Site Plan
Simulcasting & Gaming Amendment
Staff Report

Planning and Zoning Commission
November 6th, 2025

Applicants: Vision Beyond Borders/City of Mills Council

Agent: ECS ENGINEERS/Planning Staff

Summary:

- Vision Beyond Borders is requesting an amendment to its existing site plan. The amendment proposes a delay in parking lot paving until July 2026.
- The Mills City Council is requesting an amendment to Title 17 to include regulations governing simulcasting and gaming.

Planning Considerations:

1. Staff has reviewed the amended site plan and found no matters of concern. The lot will be graveled and paved before July 2026.
2. The City of Mills, acting on legislative intent, has put forth a draft amendment of Title 17.
 - a. The draft adds simulcasting and gaming as an allowable use under General Commercial – C1 zoning.
 - b. The draft defines simulcasting and gaming.
 - c. The draft identifies that simulcasting and gaming must comply with special use regulations added under section 45.60 and subjects such operations to conditional use permitting requirements.
 - d. Currently, the City of Mills has five locations offering gaming and simulcasting –
 - i. The Hideaway Bar (Residential Two Zoning)
 - ii. B Diesels (General Commercial)
 - iii. Bayou Skill (General Commercial)
 - iv. The Oregon Trail Bar (General Commercial)
 - v. Beacon Club (General Commercial)
3. The placement of simulcasting and gaming in general commercial areas is consistent with the intent of the Mills Comprehensive Plan and takes into consideration the impact of such establishments relative to the welfare of the public.

Staff Recommendation:

Staff recommends APPROVAL of the Vision Beyond Borders amended site plan.

Staff recommends APPROVAL of the Title 17 Amendments – Simulcasting & and Gaming Regulations.

Planning Commission Recommendation:

City Council Decision:

TITLE 17 – LAND DEVELOPMENT REGULATIONS

information, defined by a small number of matrix elements using different combinations of light-emitting diodes (LED), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, re-pixelization, or dissolve modes. Electronic graphic display signs include computer-programmable, microprocessor-controlled electronic, or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

- **Sign, Illuminated:** A sign designed to give forth artificial light or designed to reflect light derived from any source.
- **Sign, Off-Premise:** A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment, or amusement conducted or produced which is bought or sold, furnished, offered, or dealt in elsewhere than on the premises where such sign is located, or to which it is affixed. It may be a board, panel, or tablet, either illuminated or non-illuminated.
- **Sign, Pole:** A sign mounted on a freestanding pole or other support so that the bottom edge of the sign face is five (5) feet or more above finished grade.
- **Sign, Sandwich:** An advertising or business ground sign which is constructed in such a manner to form an "A" or a tent-like shape, hinged or not hinged at the top, and each angular face held at an appropriate distance by a supporting member.
- **Sign, Temporary:** A sign approved for use on a temporary basis and subject to a Temporary Use Permit, if applicable.

Site Plan: A graphic representation of all existing and proposed improvements to a site and showing the layout of a property, including all buildings, roads, utilities, and other improvements.

Simulcasting and Gaming Establishment: A commercial establishment where patrons may view live or recorded race/event broadcasts for the purpose of authorized wagering and/or the participation in lawful electronic gaming as permitted by state law; may include associated food and beverage service as an accessory use.

Slaughterhouse: A building where animals are butchered. See Industrial Service.

Smoke Shop: An establishment that devotes more than fifteen (15) percent of its total floor area to smoking, drug, and/or tobacco sales.

Stable: A roofed structure for the shelter of large animals, typically horses.

Stock Water Well: A water well permitted by the State of Wyoming Engineer's Office as a stock water well.

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

TITLE 17 – LAND DEVELOPMENT REGULATIONS
**Use District Chart
District C-1**

USE ↓ REGULATIONS →		C-1 District							
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Review Process (see Table 10.10-1)	MINIMUMS			MAXIMUMS		Sign Category (See Section 40.25)	Special Use Regulations (See Section 45)
			Lot Size = 6,000 s.f. Lot Width = 50'			Lot Coverage (percent)	Height of Structure (feet)		
			REQUIRED YARD SETBACK						
Front (feet)	Side (feet)		Rear (feet)						
Agricultural and Natural Resource Uses									
Stable/Kennel ²	1	5	5	5	85	45 ¹	D		
Veterinary Clinic or Animal Hospital ²	1	5	5	5	85	45 ¹	D		
Residential Uses									
Group Care Facilities	2	5	5	5	85	50 ¹	C	45.30	
Mixed Office and Multi-Family Residential	2	5	5	5	85	50 ¹	D		
Commercial and Service Uses									
All Retail Sales and Service Establishments, except as otherwise mentioned ³	1	5	5	5	85	50	C		
All Recreational, Educational, and Cultural Establishments, except as otherwise mentioned ³	1	5	5	5	85	50	C		
Armory	3	5	5	5	85	45	C		
Child Care Center ³	2	5	5	5	85	45	D	45.50	
Clinic, Medical, Dental, or Optical	1	5	5	5	85	45	D		
Commercial Storage Facilities	3	5	5	5	85	50	E		
Convention Center and Places of Assembly	3	5	5	5	85	50	E		
Hospital ⁴	1	5	5	5	85	50	E		
Hotels and Motels ⁴	1	5	5	5	85	50	E		
Office	1	5	5	5	85	50	D		
Package Liquor Store	1	5	5	5	85	45	C		
Restaurant or Tavern ⁴	1	5	5	5	85	45	C		
Theater	1	5	5	5	85	45	E		
Mortuary	1	5	5	5	85	45	B		
Motor Vehicle Sales	3	5	5	5	85	45	C		
Vehicle Fueling and Service Station	1	5	5	5	85	45	C		
Simulcasting and Gaming	3	5	5	5	85	45	C	45.60	
Community and Government Services									
Religious Institution or Parish House ¹	1	5	5	5	85	50	D		

TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (D) Containers must be screened from view from any public street and/or adjacent residential district through fencing, landscaping, or building placement.
 - (E) Containers shall not be used for advertising or signage, other than incidental labeling.
 - (F) Containers shall be structurally sound, operated in a safe manner, and maintained in good repair.
 - (G) Shipping containers may only be used for the storage of material and equipment incidental to the primary use of the lot.
- (11) **Urban Agriculture Accessory Uses.** In the UA district, livestock and fowl shall be permitted in accordance with the following regulations:
- (a) The number of livestock, including horses, cattle, sheep, burros, or goats (excluding swine), allowed on a platted lot shall be limited to one (1) animal per one and one-half (1.5) acres of lot area. Unweaned offspring shall not be included in this allowance.
 - (b) Rabbits, fowl, or poultry, including chickens, turkeys, geese, or game birds, shall be limited to ten (10) rabbits or mixed fowl per two and one-half (2.5) acres.
 - (c) No commercial breeding of livestock and fowl shall be permitted.
 - (d) Areas of the lot, as well as accessory buildings or structures devoted to livestock and fowl, shall be maintained in such a manner as not to constitute a nuisance to the surrounding properties.
 - (e) All livestock and fowl shall be fenced. Fences shall be of sufficient construction to prevent the escape of or injury to the animals being confined within the fencing. The fencing shall be maintained so that no part of such fence, absent extraordinary circumstances, may be broken, damaged, or in any way create the possibility of injury to the confined animal or allow the escape thereof.

45.60 Simulcasting and Gaming

- (1) **Purpose:** The purpose of this section is to establish location, design, and operational standards for simulcasting and gaming establishments to ensure compatibility with surrounding commercial areas and to minimize potential adverse impacts on nearby residential, civic, and public uses.
- (2) **Applicability:** These standards apply to any simulcasting and gaming establishment as defined in Section 5 (Definitions) and permitted as a Conditional Use (Review Process 3) within the C-1 General Commercial District.

TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (3) **Location Criteria:** No simulcasting and gaming establishment shall be located within 300 feet of:
- (a) Any residentially zoned property;
 - (b) A school or licensed childcare facility;
 - (c) A church, public park, or public library.
 - (d) Separation is measured in a straight line from the nearest lot line of the proposed establishment to the nearest lot line of the protected use.
- (4) **Site and Building Standards**
- (a) Entrances shall front a public street or parking area with direct visibility from public rights-of-way.
 - (b) Outdoor lighting shall be directed downward and shielded to prevent glare onto adjoining properties.
 - (c) All mechanical or ventilation equipment shall be screened from public view and adjacent properties.
 - (d) Off-street parking shall be provided at one (1) space per 100 square feet of gaming floor area, or as otherwise required by the approving body.
 - (e) Signage shall comply with the requirements of Sign Category E (or whichever category applies to theaters/amusement uses in the C-1 table).
- (5) **Operational Standards**
- (a) Hours of operation may be limited by the approving body but shall not exceed 8:00 a.m. – 12:00 a.m. unless otherwise authorized.
 - (b) A valid Wyoming Gaming Commission license shall be maintained at all times.
 - (c) The operator shall submit a security and operations plan describing staffing, surveillance, and cash-handling protocols; such plan shall be approved by the Mills Police Department prior to occupancy.
 - (d) Noise, amplified sound, or vibration shall not be audible beyond the property line between 10:00 p.m. and 7:00 a.m.
 - (e) On-site alcohol service, if proposed, shall comply with Title 5 (Alcoholic Beverages) and any conditions of a city liquor license.
 - (f) Outdoor display or advertising of specific wagering events shall be prohibited except for signage permitted under the Sign Code.
- (6) **Conditional Use Findings**

TITLE 17 – LAND DEVELOPMENT REGULATIONS

- (a) In addition to the general conditional-use criteria of Section 45.02, approval of a simulcasting and gaming establishment shall require findings that:
 - (i) The proposed location and design will not create excessive traffic or parking demand;
 - (ii) The use is compatible with existing and planned commercial development in the area;
 - (iii) Operational safeguards adequately mitigate potential noise, lighting, or security impacts.

(7) Revocation

- (a) Failure to maintain compliance with this section or with conditions of approval shall constitute grounds for revocation of the conditional-use permit.

Section 45. Annexation Procedures

46.5 City-Initiated Annexations

- (1) City-initiated annexation requirements and procedures will be in accordance with Wyoming State Statutes 15-1-401 through 15-1-423, as amended.

46.10 Annexation by Petition

- (1) Prior to submitting an annexation petition, the owner(s) shall meet with city staff to review the proposal and applicable statutes and ordinances.
- (2) **Annexation of Platted Tracts:** For platted tracts of land (filed in the office of the county clerk), upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:
 - (a) Three copies of the proposed annexation plan.
 - (b) Three copies of a metes and bounds description of the parcel to be annexed, signed by a registered Wyoming land surveyor, if the entire platted subdivision is not to be annexed;
 - (c) The original petition for annexation, signed and dated by a majority of the landowners owning a majority of the area to be annexed, excluding public streets and alleys and tax-exempt property; and
 - (d) A fee for review as established by resolution by the council and the required recording fee of the county clerk.
- (3) **Annexation of Unplatted Tracts:** For unplatted tracts of land, upon completion of the required owner/staff meeting, the procedures outlined in Section XXXX shall be followed, upon receipt of an original annexation application and the following:

RESOLUTION NO. 2025-40

RESOLUTION AUTHORIZING ABATEMENT OF UTILITY BILLS

WHEREAS, The 119th Congress has been at a budgetary impasse and accordingly unable to pass a Continuing Resolution funding the Federal expenditures including the Supplemental Nutrition Assistance Program (SNAP); and

WHEREAS, The impasse has resulted in the “closure” of the Federal Government ; and

WHEREAS, There are residents of the City of Mills who receive necessary Federal assistance through SNAP and may now have that impaired and may accordingly be distressed in payment of their water and sewer bills; and

WHEREAS, Certain Federal Employees have had their pay suspended as a result of the budgetary impasse; and

WHEREAS, The Governing Body of the City of the Mills recognizes the need to assist in the same; and

NOW, THEREFORE, The Governing Body of the City of Mills hereby resolves to abate water and sewer bills, as follows:

- a. Individuals seeking abatement shall apply for the same at the Mills City Hall. In doing so, they shall demonstrate qualification for abatement by demonstrating that they are:
1) a recipient of SNAP or 2) are a Federal Employee who is not being paid an income and who lacks sufficient resources in order to pay the full amount of their water and sewer bill.;
- b. Qualified individuals may receive a reduction of up to 20% of their average water and sewer bill for a period of up to sixty (60) days and the excusing of their late fees.
- c. Unprecedented water use indicating a sudden large water use will require action by the City Council in order to be abated, which the Council may decline to do.
- d. The City staff is directed to create Abatement forms for 1) recipients of SNAP and 2) Federal employees in keeping with this policy.

The authority granted by this Resolution shall expire within thirty (30) days after the passage of a Continuing Resolution or other budget bill by the 119th Congress which causes SNAP to be funded and/or the Federal government to cease being closed. Nothing shall prevent the City Council from extending this abatement authority, or removing it at an earlier date, should it choose to do so.

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 November 10, 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. 2025-41

A RESOLUTION APPROVING AN AMENDMENT TO THE SITE PLAN FOR VISION BEYOND BORDERS, AUTHORIZING A DELAY IN PARKING LOT PAVING UNTIL JULY 2026

WHEREAS, Vision Beyond Borders previously received site plan approval from the City of Mills for the development of property located within the City; and

WHEREAS, Vision Beyond Borders has applied to amend its approved site plan to allow a delay in paving of the parking lot area until **July 2026** in order to accommodate phasing, financing, and material scheduling considerations; and

WHEREAS, the proposed amendment does not materially alter the overall design, use, or layout of the approved site plan and remains consistent with the City’s adopted land development regulations; and

WHEREAS, the **City of Mills Planning and Zoning Commission** reviewed the proposed amendment at its **November 6, 2025**, meeting and **forwarded a “DO PASS” recommendation** to the City Council; and

WHEREAS, the City Council of the City of Mills finds the amendment to be reasonable and in the public interest, and that approval of the delayed paving schedule will not adversely affect neighboring properties or the intent of the original site plan approval;

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

The amendment to the **Vision Beyond Borders Site Plan** is hereby **approved** as recommended by the Planning and Zoning Commission.

Vision Beyond Borders is **authorized to delay the paving of the approved parking lot area until July 31, 2026**, provided that all temporary dust control and drainage measures are maintained in compliance with applicable City standards.

All other conditions of the original site plan approval shall remain in full force and effect.

This approval shall not constitute a waiver of any other applicable building, zoning, or engineering requirements of the City of Mills.

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 November 10, 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



Vision Beyond Borders – Amended Site Plan
Simulcasting & Gaming Amendment
Staff Report

Planning and Zoning Commission
November 6th, 2025

Applicants: Vision Beyond Borders/City of Mills Council

Agent: ECS ENGINEERS/Planning Staff

Summary:

- Vision Beyond Borders is requesting an amendment to its existing site plan. The amendment proposes a delay in parking lot paving until July 2026.
- The Mills City Council is requesting an amendment to Title 17 to include regulations governing simulcasting and gaming.

Planning Considerations:

1. Staff has reviewed the amended site plan and found no matters of concern. The lot will be graveled and paved before July 2026.
2. The City of Mills, acting on legislative intent, has put forth a draft amendment of Title 17.
 - a. The draft adds simulcasting and gaming as an allowable use under General Commercial – C1 zoning.
 - b. The draft defines simulcasting and gaming.
 - c. The draft identifies that simulcasting and gaming must comply with special use regulations added under section 45.60 and subjects such operations to conditional use permitting requirements.
 - d. Currently, the City of Mills has five locations offering gaming and simulcasting –
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 - v. Beacon Club (General Commercial)
3. The placement of simulcasting and gaming in general commercial areas is consistent with the intent of the Mills Comprehensive Plan and takes into consideration the impact of such establishments relative to the welfare of the public.

Staff Recommendation:

Staff recommends APPROVAL of the Vision Beyond Borders amended site plan.

Staff recommends APPROVAL of the Title 17 Amendments – Simulcasting & and Gaming Regulations.

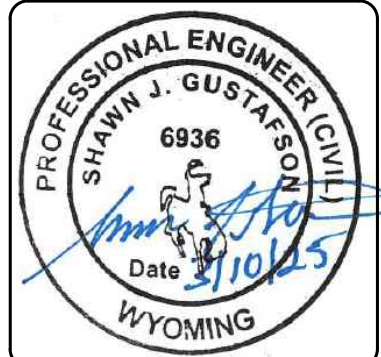
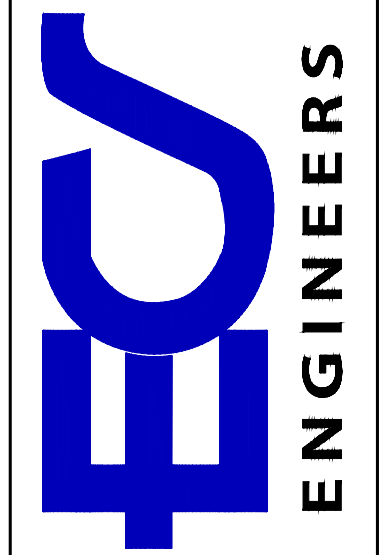
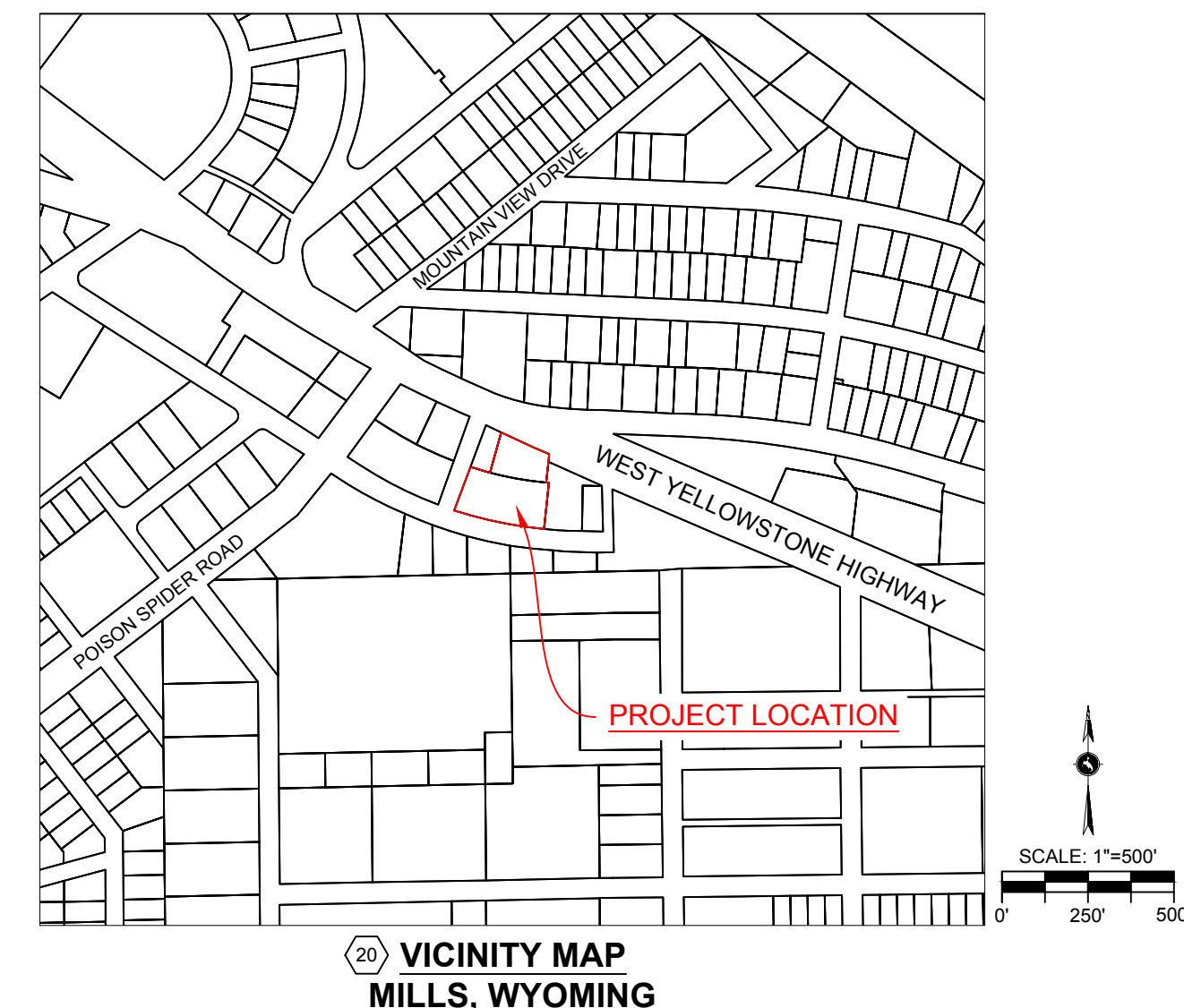
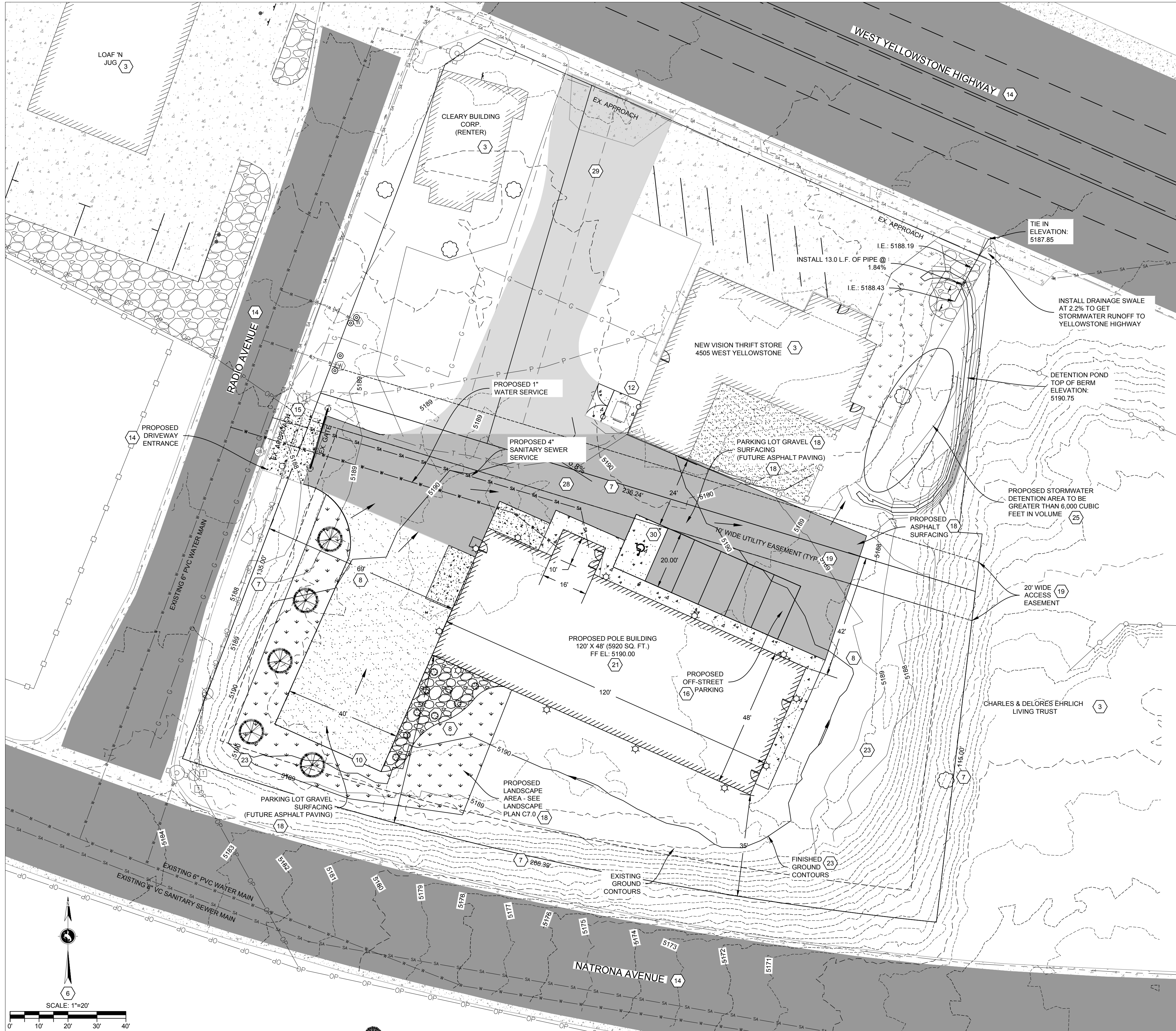
Planning Commission Recommendation:

City Council Decision:

	PROPOSED TREE		STORM SEWER MANHOLE
	TREE		STREET LAMP
	ECS CONTROL POINT		TELEPHONE MANHOLE
	ELECTRICAL VAULT		TELEPHONE PEDESTAL
	FIBER OPTIC PEDESTAL		BORE HOLE LOCATION
	FIRE HYDRANT		WATER TEE
	PROFILE FIRE HYDRANT		WATER CROSS
	FLARED END SECTION		WATER VALVE
	GAS METER		CURB STOP
	CATCH BASIN		ELECTRIC METER CABINET
	GUY WIRE ANCHOR		SINGLE SIGN POST
	POWER POLE		BOLLARD
	SANITARY SEWER MANHOLE		RECOVERED BRASS CAP
	SANITARY SEWER CLEAN OUT		RECOVERED ALUMINUM CAP
	DRAINAGE DIRECTION ARROW		RECOVERED REBAR
			RECOVERED ALUMINUM CAP

	RIGHT OF WAY		TELEPHONE LINE
	PROPERTY LINES		UNDERGROUND POWER
	EXISTING CENTERLINE		EXISTING FIBEROPTIC LINE
	PROPOSED CENTERLINE		PROPOSED MAJOR CONTOUR
	EDGE EXISTING ASPHALT		PROPOSED MINOR CONTOUR
	EXISTING WOOD FENCE		EXISTING MAJOR CONTOURS
	PROPOSED CHAINLINK FENCE		EXISTING MINOR CONTOURS
	EXISTING GAS LINE		EXISTING CONCRETE SURFACING
	PROPOSED CRUDE MAIN		PROPOSED CONCRETE SURFACING
	EXISTING WATER MAIN		EXISTING ASPHALT SURFACING
	PROPOSED WATER MAIN		PROPOSED ASPHALT SURFACING
	EXISTING SANITARY MAIN		PROPOSED ASPHALT SURFACING
	PROPOSED SANITARY MAIN		PROPOSED LANDSCAPING
	EXISTING STORM MAIN		EXISTING GRAVEL
	PROPOSED STORM MAIN		
	OVERHEAD POWER LINE		

1. SITE ADDRESS:
LEGAL DESCRIPTION: LOT 3 OF VISION BEYOND BORDERS ADDITION
COMMON ADDRESS: UNKNOWN
2. TITLE BLOCK: AS SHOWN
3. NAMES OF ADJACENT PROPERTY OWNERS: AS SHOWN
4. SURROUNDING LAND USES & ZONING:
NORTH: YELLOWSTONE HIGHWAY
SOUTH: LARIAT MOBILE HOME COURT (MP)
EAST: LARIAT MOBILE HOME COURT (MP)
WEST: C-1 BUSINESS
5. CURRENT & PROPOSED ZONING OF THE SITE: C-1 (GENERAL COMMERCIAL)
6. NORTH ARROW & SCALE: AS SHOWN
7. LAND AREA DIMENSIONS: AS SHOWN
8. BUILDING HEIGHT & SETBACKS:
BUILDING HEIGHT: 18' - 1"
FRONT SETBACK: 69.0'
SIDE (NORTH) SETBACK: 46.6'
SIDE (SOUTH) SETBACK: 57.8'
REAR SETBACK: 73.0'
9. LOCATION & DIMENSION OF PROPOSED OFF-STREET LOADING DOCKS: N/A
10. LOCATION OF TRASH RECEPTACLE: AS SHOWN
11. ADVERTISING SIGNS & FENCES: N/A
12. SCREENING & SCREENING DEVICES: AS SHOWN
13. EXISTING & PROPOSED LIGHTING: SEE LIGHTING PLAN - SHEET C8.0
14. ADJACENT STREETS, ROADWAYS, DRIVEWAYS & RIGHTS-OF-WAY: AS SHOWN
15. EXISTING & PROPOSED SIDEWALKS & CURB CUTS: AS SHOWN
16. LOCATION & DIMENSIONS OF OFF-STREET PARKING: AS SHOWN
17. WHEEL STOPS, BUMPER GUARDS, AND CURBS: N/A
18. TYPES OF SURFACING: AS SHOWN
19. EXISTING & PROPOSED EASEMENTS: AS SHOWN
20. VICINITY MAP: AS SHOWN
21. GENERAL NOTES:
 - A. TOTAL LAND AREA: 32.497 SQFT (0.75 ACRES)
 - B. TOTAL BUILDING AREA: 5,920 SQFT
 - C. TOTAL BUILDING ADDITION: N/A
 - D. PERCENT OF LAND COVERED BY BUILDINGS: 18.2%
 - E. BUILDING HEIGHT: 18' - 1"
 - F. NUMBER OF STORIES: 1 STORY
 - G. TOTAL NUMBER OF PARKING SPACES: 6 SPACES
 - H. AREA OF PARKING SPACES: 1,240 SQFT
 - I. PERCENT OF LAND COVERED BY PARKING: 3.8%
 - J. TOTAL LANDSCAPED AREA: 3,369 SQ. FT.
 - K. PERCENT OF LAND COVERED BY LANDSCAPING: 10.3%
22. NUMBERING CORRESPONDING TO THIS CHECKLIST: AS SHOWN
23. EXISTING & PROPOSED CONTOURS: AS SHOWN
24. FINISH ELEVATIONS: SEE ATTACHED BUILDING PLANS
25. SURFACE DRAINAGE PLAN: SEE DRAINAGE PLAN - SHEET C5.0
26. PAVEMENT DESIGN REPORT: N/A
27. TRAFFIC STUDY: N/A
28. INSTALL ASPHALT PAVEMENT BY JULY 2026
29. INSTALL ASPHALT PAVEMENT BY JULY 2026
30. INSTALL CONCRETE PAVEMENT FOR ADA PARKING SPACE BY END OF 2025



FOR: VISION BEYOND BORDERS
P.O. BOX 2635,
CASPER, WY 82602
307.333.6545

BY: EGS ENGINEERS
SUITE 104
CASPER, WY 82604
307.337.2883

DATE DRAWN: 3.10.2025
PAGE: 1 / 6

PROJECT NO: 240024
FILE NAME: 240024

Designing

SITE PLAN DIVISION BEYOND BORDERS MILLS, WY

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C1.0

CONTRACT FOR PROFESSIONAL SERVICES FOR STRATEGIC FUNDING SERVICES BETWEEN ADVANCE CASPER AND SUSTAINABLE STRATEGIES DC

This contract for services is made effective as of the first day of July 2025 between Advance Casper and Sustainable Strategies DC (hereafter “S²”), for the provision of professional strategic consulting and grant-writing services by S² for Advance Casper, the City of Casper, the City of Mills, and Visit Casper.

SCOPE OF SERVICES

S² shall continue to provide the following services to Advance Casper, the City of Casper, the City of Mills, and Visit Casper:

- 1.) ***Retainer Client Suite of Services:*** S²'s retainer clients receive a suite of services designed to keep them out ahead of federal, state, and philanthropic funding opportunities, as well as engaged in key policy issues that impact similarly situated municipalities. This includes our weekly S² Spotlight newsletter that advises clients of upcoming grant opportunities, as well as Client Alert memos that include detailed information about funding announcements, white papers on relevant federal policy changes, and opportunities to weigh in on issues of importance to local governments. Also, as part of our retainer services, S² will be on-call with the Greater Casper partners to provide strategic consulting and advice on project development to competitively position Casper for resource leveraging. S² will help track priority projects for each jurisdiction, recommending upcoming funding opportunities that are in alignment with priority projects to pursue. *Deliverables include:*
 - Weekly S² Spotlight newsletter and bi-monthly Client Alert Memos about new funding opportunities sent to designated representatives from Advance Casper, City of Casper, City of Mills, and Visit Casper.
 - On-call availability for advising for Advance Casper, City of Casper, City of Mills, and Visit Casper on funding for projects and project development for duration of 1-year retainer contract.
 - These strategic consulting services are designed to assist each participating jurisdiction in advancing progress on priority projects and will be provided ongoing to each participating jurisdiction for the duration of the contract.
- 2.) ***Grant-Writing & Advocacy Assistance:*** S² will prepare up to four grant applications to state, federal, and/or philanthropic funding opportunities, aligning with the community's priority needs. S² will also work the four participating jurisdictions to submit Community Project Funding (CPF) requests for priority projects under this retainer. For each grant proposal, S² will:
 - Prepare a memo outlining the steps the stakeholders must take to gather the appropriate information for the proposal (data, maps, photos, attachments, etc.);
 - Prepare a briefing sheet and template letters of support for distribution to project supporters;
 - Develop the grant narrative and compile all relevant attachments;

- Develop and implement an advocacy strategy for securing support from relevant agency and elected officials.

Deliverables include:

- Up to four grant application submissions for priority projects selected collectively by the four jurisdictions. The City of Casper will have priority for up to two grant applications, given their share of the contract. Community Project Funding requests for participating jurisdictions.

3.) *Annual D.C. Trip:* In addition to advocacy on a per project basis, S² will plan a trip (virtual or in-person) for representatives of the City of Casper, City of Mills, Advance Casper, and Visit Casper to Washington, D.C., to meet with federal agency officials and the Wyoming Congressional delegation to build important relationships and support for Casper's projects and pending or planned funding applications. This will include compiling briefing sheets, developing talking points, and setting up and attending meetings. Travel expenses for the participants will be the responsibility of each participating jurisdiction. *Deliverables include:*

- Meetings arranged with Congressional Delegation and key agency officials at date during retainer relationship to be mutually agreed upon by designated attendees from each participating jurisdiction.
- Briefing materials prepared for participants from each jurisdiction to highlight priority projects for the trip, prepared and delivered to the participants at least 1-week ahead of the trip.

COMPENSATION TERMS AND PROCESS

1.) **Payment for Services:** S² will be paid a flat rate of \$69,600, to be paid as a monthly retainer of \$5,800 over the period of one year, to perform the Scope of Services above. S² will bill Advance Casper monthly and expect payment within 30 days. The contract will be divided into five shares. Advance Casper will bill the City of Casper for two shares (\$27,840), City of Mills for one share (\$13,920), and Visit Casper for one share (\$13,920), and will pay the remaining one share (\$13,920).

2.) **Reimbursable Costs:** Advance Casper and/or each participating jurisdiction shall reimburse S² for reimbursable costs incurred in connection with the services rendered. Reimbursable costs include travel costs that are attributable to work with Advance Casper or one of the other participating jurisdictions. If, for example, only City of Casper staff attend the DC trip, then only City of Casper will be responsible for reimbursable costs in connection with the trip. Travel costs are defined as air travel, lodging, meals and incidentals, ground transportation, and all costs associated with travel. All extraordinary travel expenses must receive written approval from Advance Casper or the other participating jurisdictions. S² shall provide substantiation of all costs incurred.

3.) **Invoicing:** Payment is due upon receipt and is past due 30 business days from receipt of invoice. If Advance Casper has any valid reason for disputing any portion of an invoice, Advance Casper will so notify S² within 10 calendar days of receipt of invoice, and if no such notification is given, the invoice will be deemed valid. The portion of Advance Casper's invoice which is not in dispute shall be paid in accordance with the procedures set forth herein.

MISCELLANEOUS

1.) **Standard of Care:** S² warrants that its services shall be performed by personnel possessing competency consistent with applicable industry standards. No other representation, express or implied, and no warranty or guarantee are included or intended in this Agreement, or in any report, opinion, deliverable, work product, document or otherwise.

2.) **Severability:** Should any part of this Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining provisions, which remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated, and it is hereby declared the intention of the parties that they would have executed the remaining portion of this Agreement without including any such part, parts, or portions which may, for any reason, be hereafter declared invalid. Any provision shall nevertheless remain in full force and effect in all other circumstances.

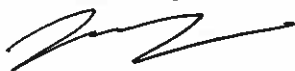
3.) **Assignment:** S² acknowledges that its identity, capacity, and ability to provide the services contemplated herein constitute a material consideration for Advance Casper having entered into this agreement. Therefore, this agreement and the performance of services hereunder is not assignable or transferable by S² without the prior written consent of Advance Casper, which such consent shall be granted or denied solely at the Advance Casper's discretion.

4.) **Disputes:** S² and Advance Casper recognize that disputes arising under this Agreement are best resolved at the working level by the parties. Both parties are encouraged to be imaginative in designing mechanisms and procedures to resolve disputes at this level. Failing resolution of conflicts at the organizational level, S² and Advance Casper agree that any remaining conflicts arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless S² and Advance Casper mutually agree otherwise. If the dispute is not resolved through non-binding mediation, then the parties may take other appropriate action subject to the other terms of this Agreement. If any disputes arise between the parties, the parties agree that this agreement, the performance of services under this agreement, and the terms of this agreement shall be governed by the laws of the State of Wyoming. The parties further agree that the appropriate venue for any actions arising out of this agreement shall be in Casper, Wyoming.

5.) **Force Majeure:** S² shall not be responsible for delays or failures if such delay arises out of causes beyond its control. Such causes may include, but are not restricted to, acts of God or of the public enemy, fires, floods, epidemics, riots, quarantine restrictions, strikes, freight embargoes, earthquakes, electrical outages, computer or communications failures, and severe weather, and acts or omissions of third parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Advance Casper



November 6, 2025

Date

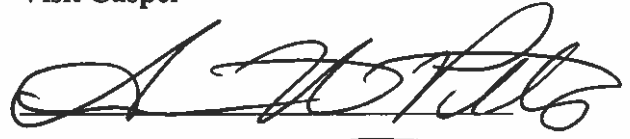
City of Casper

Date

City of Mills

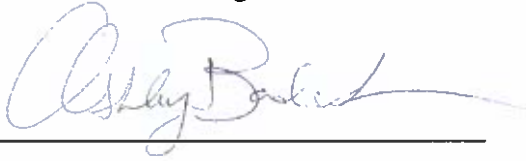
Date

Visit Casper



11-7-25
Date

Sustainable Strategies DC



7/1/25
Date