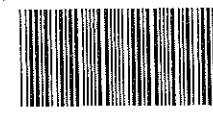


ORDINANCE NO. 541



836762

NATRONA COUNTY CLERK, WYOMING
Renea Vitto Recorded: SAS
Feb 1, 2008 03:12:02 PM
Pages: 7 Fee: \$520.00
TOWN OF MILLS

AN ORDINANCE ANNEXING ALL LANDS WITHIN THE NORTH MOUNTAIN VIEW IMPROVEMENT AND SERVICE DISTRICT, TOWN OF MILLS, NATRONA COUNTY, WYOMING

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING.

WHEREAS, a proceeding for annexation of all lands within the North Mountain View Improvement Service was initiated by a written petition under the provision of § 15-1-403, W.S., 1977, filed with the Clerk of the Town of Mills by a majority of the landowners owning a majority of the area sought to be annexed; and

WHEREAS, the Town Council of the Town of Mills adopted a resolution certifying compliance of the petition with the statutory requirements following which it established August 28, 2007 at 7:00 p.m. at the Mills Police Station as the date for the public hearing with the Mills Planning and Zoning Board, and September 5th at 7:10 p.m. at the Police Station with the Council on the petition, to annex all lands within the North Mountain View Improvement and service District; and

WHEREAS, the Town Clerk gave notice of the public hearing by publication twice in a newspaper of general circulation in the territory sought to be annexed and mailed a notice via certified mail of the proposed annexation and hearings to all the property owners and utility companies at the address used to mail county tax notices, all of which is shown in the records of the Town Clerk concerning the annexation of said annexation; and

WHEREAS, after the scheduled hearing the following findings were made by the governing body of the Town of Mills, Wyoming:

A. The Town of Mills is desirous of annexing the land hereinafter described, and including said lands within the corporate limits of the Town of

Mills;

B. An annexation of the area hereinafter described is for the protection of the health, safety, and welfare of persons residing in the area and in the Town of Mills;

C. The development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town of Mills;

D. The area sought to be annexed is a logical and feasible addition to the Town of Mills and that the extension of basic services such as police and fire protection, and other services customarily available to the residents of the Town of Mills can reasonably be furnished to the area proposed to be annexed, and the North Mountain View Improvement and Service District, a legally formulated improvement district, has constructed roadways which meet Mills' standards at the sole cost of the District, and the water and sewer system meets Mills' standards, and further, the majority of the owners of the area to be annexed approve the annexation of the area and the non-assumption of any indebtedness by the Town of Mills in connection with improvements; and

E. The area sought to be annexed is contiguous with, and adjacent to the boundaries of the Town of Mills.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Mills, Wyoming.

SECTION 1:

A certain tract of land more particularly described: on Exhibit "A" attached hereto and by this reference made a part hereof, be and the same is annexed to and included within the boundaries of the Town of Mills, Natrona County, Wyoming.

SECTION 2:

Areas herein annexed and hereinbefore described shall be known as the original and current lot and block designations as Mountain View Subdivision to the Town of Mills, Natrona County, Wyoming.

SECTION 3:

A plat showing the boundaries of said annexed tract has been submitted to and is approved by the Town Council of the Town of Mills. The Mayor and Town Clerk are authorized to sign, attest, and affix the seal of the Town on said plat and said plat shall be filed for record in the office of the County Clerk, and ex-officio Register of Deeds in Natrona County, Wyoming.

SECTION 4:

The annexation of said tract of land to the Town of Mills shall become effective upon the passage of this Ordinance and after the signing of the written annexation agreement between the North Mountain View Improvement and Service District and the Town covering the matter mentioned in this Ordinance.

SECTION 5:

The Town hereby zones the annexing property in the following manner under Mills Zoning Ordinance 312:

Block 15, Lots 1-17, 37-51; Block 16, Lots 1-23, 26-40; Block 20, Lots 10-11; Block 21, Lots 17-26; Block 23, Lots 9-12, 13-16; Block 24, Lots 1-5 pt Lots 6-8, 15-22; Block 25, Lots 1-19; Block 26, Lot 1 and Part Lot 2, Part Lots 15-18, Block 27, Lots 6-19; Block 29, Lots 13-24; Block 38, Lots 11-12; All of Blocks 40, 41, and 44; Block 43, Lots 1-2, of the Mountain View Subdivision; All of Mountain View Subdivision No. 2 - Established Business (E-B);

Block 15, Lots 18-36; Block 16, Lots 24-25, Block 17, Lots 7, 13-25; Block 18, Lots 1-16; Block 20, Lots 1-9, 12-21; Block 22, Lots 1-6; Block 23, Lots 1-8, 17-24; Block 25, Lots 20-24; Block 27, Lots 1-5, 20-24; Block 38, Lots 1-10, 13-24; Block 43, Lots 3-16; Block 56, Lots 1-4; and Block 57, Lots 1-15, of the Mountain View Subdivision— Established Residential (E-R) (mobile homes allowed);

Block 17, Lots 1-6, 8-12, 26-41; Block 19, Lots 4-22; and Block 21, Lots 1- 6, of the Mountain View Subdivision – Developing Residential (no mobile homes) (D-R);

Block 19, Lots 1-3 and Part Lot 2 and all of Lots 3-4 Cosllo's District, Established Industrial.

All commercial uses legally established under Natrona County zoning district - Urban Mixed Residential (UMR) and Urban Residential (UR) are by this ordinance made legal nonconforming uses, now zoned residential, and can be continued, maintained and sold, but not expanded to additional lots. These uses are located in Block 15, Lots 18-36; All of

Block 17; Block 18, Lots 1-16; Block 19, Lots 4-22; Block 20, Lots 1-7, 12-21; Block 21, Lots 1-15; Block 22, Lots 1-6; Block 23, Lots 1-8, 17-24; Block 25, Lots 20-24; Block 27, Lots 1-5, 20-24; Block 38, Lots 1-10, 13-24; Block 43, Lots 3-16; Block 56, Lots 1-4; and Block 57, Lots 1-15.

All residential uses legally established in the Commercial, county zoning district zoned commercial by this ordinance, being located in Block 15, Lots 1-7, 37-51; Block 16, Lots 1-23, 26-40; Block 21 Lots 1-5 and pt. Lots 6-8, 15-22; Block 25, Lots 1-19; Block 29, Lots 13-24; Block 38, Lots 11, 12; and all lots in Blocks 40, 41, and 44; and Block 43, Lots 1-2, are legal nonconforming uses and may continue, be maintained and sold but not expanded to additional lots.

Other legal non-conforming uses and may continue, be maintained and sold but not expanded to additional lots.

In accordance with Ordinance 312, any nonconforming use or building which is discontinued for more than 180 consecutive days must thereafter comply with all codes and ordinances of the Town.

SECTION 6:

Livestock (horses, chickens, geese, etc.) are prohibited within the Town of Mills by Ordinance 317, are not a zoning matter and cannot be legal nonconforming uses. Livestock established as a legal use in association with a business shall be allowed to continue as presently maintained. If the use ceases for 180 days, the owner must comply with Town Ordinances.

Other livestock now kept in the annexing area is kept illegally under county codes at the time of annexation. Those uses will be allowed to continue if the owner documents the use existed at the time of annexation, but not expand, and when discontinued for 180 consecutive days shall be terminated.

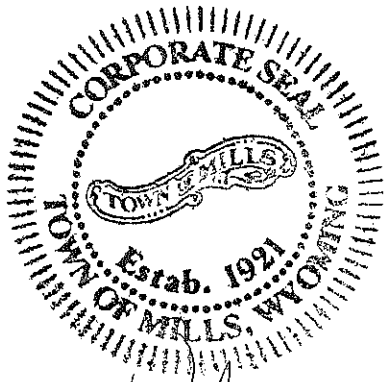
SECTION 7:

Nuisances: weeds, junk, trash, garbage and others are defined in Mills codes under law nuisances are not zoning items and cannot be "grandfathered." If a nuisance exists it is a violation of Mills codes and subject to notice of violation citation and enforcement actions as in the remainder of the Town. Mills has worked with the Natrona County Development Department, City-County Health Department, and the District on existing identified sites with active County nuisance enforcement cases. Mills will continue to work with City-County Health as their authority applies to municipalities.

PASSED ON FIRST READING the 5th day of Sept, 2007.

PASSED ON SECOND READING the 3rd day of Oct, 2007.

PASSED, APPROVED, and ADOPTED on THIRD and FINAL READING the 7th day of Nov, 2007.



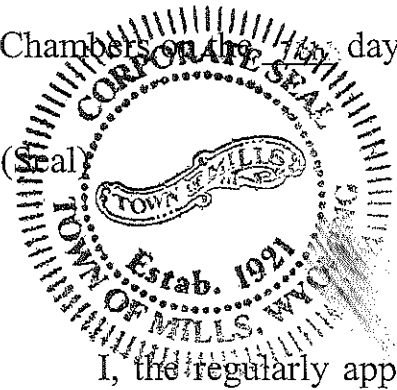
Attest:

Raeann Weber
Raeann Weber, Clerk Town of Mills

TOWN OF MILLS, a Municipal Corporation

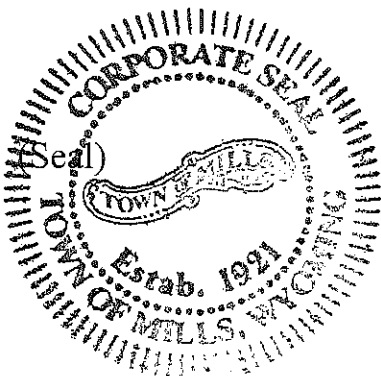
By Joe E. Dill
Joe E. Dill, Mayor

I Raeann Weber, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the forgoing is a true and correct copy of Ordinance No. 541, entitled "AN ORDINANCE ANNEXING ALL LANDS WITHIN THE NORTH MOUNTAIN VIEW IMPROVEMENT AND SERVICE DISTRICT TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING." Passed on Third Reading by the Town Council of the Town of Mills, Wyoming, at a regular meeting held by the Council Chamber on the 16th day of Nov, 2007.



Raeann Weber
Raeann Weber, Town Clerk

I, the regularly appointed, duly qualified and acting Town Clerk of the Town of Mills, Wyoming, do hereby certify that signed, attested, sealed, and certified copies of this Ordinance No. 541 approved and passed as certified above, were fallowings its passage by the Town Council, posted in the Town Clerk's office and the Mills Post Office for a period of (10) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming, on the 18th day of Nov, 2007.



Raeann Weber
Raeann Weber, Town Clerk

**TOWN OF MILLS – NORTH MOUNTAIN VIEW
IMPROVEMENT AND SERVICE DISTRICT**

ANNEXATION AGREEMENT

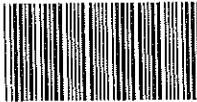
THIS AGREEMENT made and entered into this 7th day of Nov., 2007, by and between the Town of Mills, Natrona County, Wyoming, a municipal corporation, hereinafter referred to as "Town", and the North Mountain View Improvement and Service District, hereinafter referred to as "District".

WITNESSETH:

WHEREAS, the District is a legally formed improvement and service district under the laws of the State of Wyoming established, approved, and adopted by the Board of County Commissioners of Natrona County, Wyoming by a document dated June 19, 2001, for the improvement of land within the boundaries of the district, blocks within Mountain View Subdivision, and other tracts as shown on Exhibit "A"; and

WHEREAS, a majority of the landowners owning a majority of the area in the subdivisions mentioned above have petitioned the Town of Mills to be annexed under the terms and conditions of the Wyoming Statutes and ordinances of said town; and

WHEREAS, the District and the Owners of the land have prepared an annexation plat and petition for annexation, which are attached hereto as "B" (Plat) and "C" (Petition), and by this reference made a part hereof; and

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|  | NATRONA COUNTY CLERK, WYOMING |
| | Renea Vitto |
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| | Fee: \$517.00 |
| 836763 | TOWN OF MILLS |

WHEREAS, it is the mutual desire of the parties hereto to establish a written record of their Agreement with respect to the annexation of the North Mountain View Improvement and Service District and it is the intention of this Agreement to have its provisions run with the land and touch and concern the land, as well as become a legal obligation of the District; and

WHEREAS, the District has designed and constructed storm sewer, and streets to the standards of the Town of Mills, and the water and sewer systems meet Mills standards, and Mills now provides water and sewer service to the annexing area.

NOW THEREFORE, the parties agree as follows:

OBLIGATIONS OF DISTRICT:

- 1) The District shall, at its sole expense, provide an annexation plat which meets statutory and Mills requirements and monuments the proposed annexation according to Mills' requirements.
- 2) The District shall be dissolved when all assessments for improvements have been fully paid and all funds held shall be fully distributed. The estimated date of that occurrence is 2028. The District shall be responsible for the assessments and funds.
- 3) Mills shall not be involved in the management of the District, its assessments, and funds generated from the assessments. Mills shall have no claim on those assessments, except as may be agreed upon in the annexation process, and understands those assessments continue so as to satisfy the requirements of dissolution.
- 4) The District, through this agreement and upon annexation, will transfer its facilities associated with streets and storm drainage facilities to Mills. Said facilities will be documented on as-constructed drawings. At the time of dissolution of the District, all remaining assets of the District shall be transferred to Mills.
- 5) The District shall not request or impose taxation nor incur any additional debt after annexation. The District shall continue existing special assessments as

provided by law and shall not impose new assessments. Mills shall not be liable for any debt of the District.

6) The District shall, on the annexation plat, dedicate all streets and alleys to the Town of Mills for public access.

7) The District shall provide as-constructed drawings of street pavement, curb and gutter, constructed by and within the District.

8) The District shall provide legal location for and description of the storm drainage system, preferably as-constructed drawings and descriptions of any and all easements appurtenant to the storm drainage system.

9) The District shall, through this agreement, provide legal access to Mills to all areas required to operate and maintain the storm drainage system.

OBLIGATIONS OF THE TOWN:

1) The Town shall provide municipal services to the annexing area in a similar fashion and at the same costs as in the remainder of the Town.

2) Mills shall zone the annexing area with the Annexation and Zoning Ordinance, No. 541, and enforce zoning in accordance with Ordinance 312, Zoning, and Ordinance No. 541 .

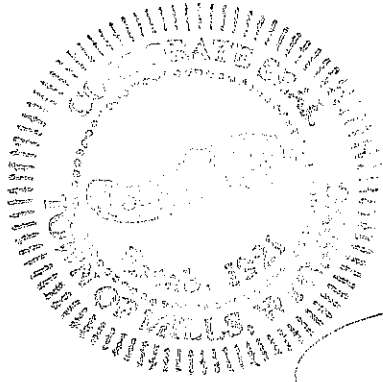
3) Mills shall enforce nuisance ordinances in accordance with the established Town codes.

4) Mills shall not assume any debt of the District and will not be involved in any functioning of the District.


5) Mills shall accept dedication of roadways and the storm drainage facilities and assume maintenance responsibility for the facilities upon annexation.

This Agreement shall be binding upon and shall insure to the benefit of all parties hereto, their successors and assigns. If any provision of this Agreement shall be judicially decreed to be unconstitutional or in violation of any applicable law then the parties agree that the remaining provisions of this Agreement shall not be affected thereby but shall continue in full force and effect.

IN WITNESS WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

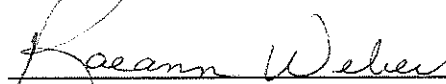


TOWN OF MILLS, a Municipal Corporation




Joe E. Dill, Mayor

Attest:



Raeann Weber, Town Clerk

NORTH MOUNTAIN VIEW IMPROVEMENT AND SERVICE DISTRICT



Elsie Herbort
President

Attest:



Nora Parker, Secretary

673867

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED *JF*

RESOLUTION NO. 42-01

RESOLUTION DECLARING THE FORMATION OF
THE NORTH MOUNTAIN VIEW IMPROVEMENT AND SERVICE DISTRICT
AFTER ELECTION BY ELECTORS AND LANDOWNERS

JUL 9 AM 10 53

WHEREAS, the Board of County Commissioners of Natrona County, Wyoming, has been petitioned by electors and landowners for the establishment of the North Mountain View Improvement and Service District; and

WHEREAS, the Board held a public hearing on March 20, 2001, and no objection to such improvement and service district being received and finding that the petition had been properly presented and that the proposed district would serve the public convenience and necessity in that area, and the Board did adopt a resolution establishing the formation of the North Mountain View Improvement and Service District and calling for an organizational election to be held on June 18, 2001, and

WHEREAS, said mail ballot election was held and a majority of the votes were cast in favor of the organization of the North Mountain View Improvement and Service District; and the following persons were elected as directors:

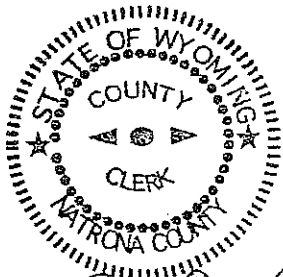
| | |
|---------------|------------|
| Elsie Herbort | 3 yr. term |
| Marty Latham | 4 yr. term |
| Betty Brindle | 5 yr. term |

NOW, THEREFORE, BE IT RESOLVED that the North Mountain View Improvement and Service District be and hereby is declared organized and is granted the taxing authority, bonding authority and rule making authority and such other powers as provided in W.S. 18-12-101 through 140.

APPROVED this 19th day of June, 2001.

THE BOARD OF COUNTY COMMISSIONERS
NATRONA COUNTY, WYOMING

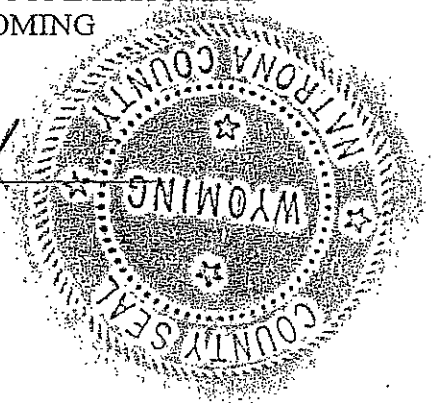
ATTEST:



Jon Campbell
Jon Campbell, Chairman

Mary Ann Collins
Mary Ann Collins, County Clerk

My term of office expires
January 6, 2003



RECORDED
MAY 12 10 53 AM '01
NATRONA CO. CLERK, WY
MARY ANN COLLINS

674099

Exhibit A