



REGULAR TOWN HALL MEETING

February 11th, 2020

Meeting called to order by Mayor Coleman at 7:00PM

Present: Mayor Coleman, Councilman Ives, Councilman McCarthy, Councilman Wales
Councilman Hollander,

Pledge of Allegiance:

Approval of the Meeting Minutes from January 28th, 2020

Councilman Wales made the motion to approve the meeting minutes from January 28th, 2020.
Councilman Ives seconded. All Ayes Motion carried.

Public Hearing: Mills Extension Annexation

Mayor closed the Council Meeting at 7:01pm.

Mayor opened the Public Hearing for the consideration of the Mills Extension Annexation at
7:01pm.

Mayor Coleman now declared the Public Hearing opened for considering the Mills Extension
Annexation. The hearing will be conducted in accordance with state statues and has been set
and advertised in accordance with the statutes. I would ask those individuals who wish to address
the council on this issue to approach the lectern, state your name, and address for the record.
Do we have a report on this item? Scott Radden the Town Planner stated that after two prior
unsuccessful attempts of the Mills Extension Annexation, due to change is post office postage

requirements and missing Statute minimum requirements for notification, we are finally ready to move forward with the annexation.

Portions of the West Belt Loop and West Yellowstone Highway, along with one hundred forty-six (146) properties, currently in Natrona County are all within the Mills Growth Boundary. If the Town annexes the portion of roads, along with major property owners at the western most boundary, the included properties would be surrounded by the Town of Mills by more than seventy-five percent. Per W.S. 15-1-406

(c) If seventy-five percent (75%) or more of the perimeter of the area to be annexed is contiguous to the corporate limits of the annexing city or town, the provisions of subsection (b) of this section do not apply.

(d) No annexation under W.S. 15 1 404 shall create an area which is situated entirely within the boundaries of the city or town but is not annexed. "No annexation under W.S. 15-1-404 shall create an area which is situated entirely within the boundaries of the city or town but is not annexed."

Therefore, the Town, per State Statutes, is including the additional properties (see Exhibit "A" – Mills Extension Annexation Plat- 2019).

The boundary of the proposed annexation areas are shown on the provided Annexation Plat, along with associated legal descriptions.

DEVELOPMENT COSTS

Development costs are listed in the full report to the Council.

STATUTORY REQUIREMENTS

Wyoming Statute 15-1-402 sets specific requirements regarding the annexation process and the supporting documentation.

Compliance with W.S. 15-1-402 was met and approved by Resolution 2019-58 at the 18 December 2019 Council meeting.

THE TIME AND PLACE FOR THE PUBLIC HEARING AS PROVIDED IN WYOMING STATE STATUTE 15-1-405 WAS PUBLISHED IN THE CASPER STAR TRIBUNE TWICE (DEC. 29TH, 2019 & JAN. 5TH, 2020); A MINIMUM OF 15-DAYS PRIOR TO THIS PUBLIC HEARING. PER 15-402 (A) CERTIFIED LETTERS.

INCLUDING AN ANNEXATION REPORT SUMMARY, THE ADVERTISEMENT FOR PUBLIC HEARING, A MAP IDENTIFYING THEIR PARCELS WITH A PARCEL NUMBER AND AN OWNERSHIP TABLE LISTING OWNERSHIP INFORMATION, LEGAL DESCRIPTION, CURRENT (NATRONA COUNTY) ZONING AND PROPOSED ZONING WAS SENT TO OWNERS BASED ON THE MOST CURRENT AVAILABLE NATRONA COUNTY ASSESSOR'S DATA. THE LETTERS WERE SENT OUT ON THE 31ST OF DECEMBER 2019. AT LEAST TWENTY (20) BUSINESS DAYS PRIOR TO THIS PUBLIC HEARING.

SERVICES TO BE PROVIDED BY THE TOWN OF MILLS AND ESTIMATED COSTS.

Properties located within the Town of Mills benefit from all the programs and services of local government. Town Departments that provide direct, basic services to properties have been surveyed to gain a tangible measure of service costs. No additional costs to service the properties are anticipated at this time. The Town will work with property owners that request services in the future.

PUBLIC SAFETY (POLICE AND FIRE):

The Mills Police and Fire Departments will not have to make any Departmental changes in terms of personnel, equipment or vehicles that involve additional costs associated with this annexation. Police and Fire services are currently provided to most of the proposed annexation area in terms of joint agreements with the County. Police and Fire Department service will be available immediately upon the completion of the annexation of the area.

PUBLIC WORKS (STREETS):

The proposed annexation includes portions of WYDOT and Natrona County roadways. The Town of Mills is planning on taking ownership of the county owned roads and will work with WYDOT on development of maintenance agreements for state-owned roads once the annexation is approved. The Public Works Department will not incur additional capital costs and will not need to hire additional personnel or purchase additional equipment to service this area as a result of this annexation.

PUBLIC WORKS (WATER AND SEWER & SANITATION):

Water, sewer and sanitation services rates are listed in the full report provided to you. If water and sewer services are requested by property owners, services will be provided through improvement assessments on property taxes by the Town of Mills.

PUBLIC WORKS (PARKS):

There will not be any new parks associated with the annexation of this property at the present time.

PLANNING, BUILDING AND CODE ENFORCEMENT:

Planning and code enforcement provide services related to the inspection of structures as they are constructed, response to citizen complaints regarding violations of the Municipal Zoning Code, permitting and licensing contractors, and future land-use planning for the area. No changes will be necessary in the planning or code enforcement activities of the Town that will involve any actual additional costs as a result of the annexation of the area.

Current (county) zoning designations for the proposed annexation properties are listed in the Annexation Owners list (attached). Proposed Mills Zoning Districts for the properties are also listed on the same list. Exhibit "B" as shown, depicts with Proposed Zoning for all subject properties. Current property owners can petition the Town to adjust their zoning districts during the annexation process. However, the Town does not want to encourage "spot zoning" where certain zoning designations are surrounded by another zoning district. Also, the Town of Mills must conform to the approved 2017 Future Land Use Plan as much as possible.

A correction to the proposed zoning designation for Property # 75 as discussed in the 10 February 2020 Work Session – Should be listed as Urban Agriculture.

ENGINEERING:

There will be no significant cost increase in the engineering activities of the town because of the annexation of the area..

SOURCES OF REVENUE

The Town's services to properties are funded through a number of sources. As indicated in the report you received. Mill levy breakdowns are also listed in the full report.

CONCLUSION

The developed properties being annexed will receive services that other similar properties within the Town receive once they are annexed. The Town can provide these services without additional staff, equipment or publicly-funded facility expansion. For those properties in which more improvements are requested, the Town of Mills will work with property owners in order to determine the best solutions in terms of functionality and affordability. Again, Mayor Coleman asked if there was anyone in the audience who wishes to speak in favor of this item. Again, is there anyone in the audience who wishes to speak in favor of this item? Mayor Coleman asked if there was anyone in the audience who wishes to speak in opposition to this item. No one spoke up. Again, is there anyone in the audience who wishes to speak in opposition to this item? No

one spoke up. Jim Komma talked about the issues that he has with his property. The County never took any action and therefore, when the Town takes over he just wants us to be aware of the problems there is with the property. He does not want to get a lawyer but might now have a choice. He likes the Town of Mills and knows that Mills keeps says what they say they are going to do. Jim is having problems with the railroad that he has paperwork that states the land is his. Jim also stated that the water runoff is a huge problem. He mention that he has stonewall with the County. He has told them that there is a erosion problem. They have done nothing about it. Mayor stated that he knows the problems are not going to go away, and the Town will try to help out when we can. The Mayor stated that he can get with the Town Administrator and the Town Engineer to see if they can help. Jim stated again that in the past the town has been very helpful and he is thankful for that. Jim stated that he is not in opposing to this but just wanted the town to know what has happened in the past. Councilman McCarthy asked what about the railroad is the problem. Mayor stated that the railroad was a banded when a railroad is a banded that it goes back to the land owner. Jim stated that the railroad is the "Rails for Trails" and that he has a court ruling that when it was no longer that the land would go back to the land owner. He is the land owner. He stated that he just wants the town to understand that since we are taking them in that you are knowing what their issues are with the land. Next, Shannon Wilkins from Sinclair-pipe talked. She is not voting against the annexation just wants to say that their pipeline runs across the Komma property. The records show that they own property when in fact they do not they own an easement that they are going to release. She wanted to know if we have access on the ownership of the land. Mayor stated that all those records are kept through the County. Scott Radden stated that the GIS system is not updated to date. It takes a while to update names and places. It most likely will take 6 to 8 months to get it all updated. After we get done with this annexation he will send his notes to the County to get things changed and this might help clear some errors will be fixed. Mayor stated that the County is to keep the accurate records of all the land surveys and documents. Shannon gave a card to the Mayor to keep in contact with her. Next, Diane Komma stood up and explained in depth about the transaction of the railroad. She insisted that they own it and nobody is going to take it away. They need to get the erosion fixed on the land. She kept saying that she has copies of the 2014 Supreme Court ruling about the property. Pat the Town Attorney stated that the ownership of the land will not be impacted because of this annexation. Nothing will change from what you have now. The Town attorney also stated that the town will not be involved in any transactions that have happened with the county. You must take up the issues with them. Mayor asked for a third and final time is there anyone in the audience who wishes to speak in opposition to this item. Mayor Coleman mentioned that after all have spoken and there being no others to speak for or against this item, I now declare the public hearing closed at 7:30pm.

Mayor opened the Town Council Meeting at 7:30pm.

Suspension of MADFAB Liquor License:

The Town Clerk has received notice that MADFAB has paid their sales tax and are current with the State and the liquor division. The issues that have been on MADFAB have been taken care

of. The Mayor is asking for a motion to reinstate the liquor license. Councilman Wales made the motion to release the suspension of MADFAB liquor license. Councilman McCarthy seconded. All Ayes-motion carried.

New Business Licenses: One new Business and Contractor license are as follows.

Clark Roofing

Councilman Ives made the motion to approve the one new business and contractor's licenses. Councilman Wales seconded. All Ayes-Motion carried.

Renewal Business Licenses: 11 Business for renewal as follows:

307 Construction, Drakes Landscaping & Excavation, Fleetpride, Gudahl William Investigative Security, Harvey's Industrial, JH Mechanical, Kube Technology, Leprechaun Lab, Living Water, Plumbing, NOV Tuboscope red Guides, Paintrock Animal Clinic.

Councilman Wales made the motion to approve the eleven business up for renewal. Councilman McCarthy seconded. All Ayes-Motion carried.

Resolution 2020-4: A Resolution Approving A Site Plan For a 2800 SQ FT Accessory Building Located on Lot 2, Block 1, of the Delmar Addition

Councilman Wales made the motion to approve Resolution 2020-4. Councilman Ives seconded. All Ayes-Motion carried.

Ordinance 738: THIRD AND FINAL READING: An Ordinance Repealing the Existing Title 9 of the Mills Municipal Code Dealing with General Offenses and Replacing It, In Its Entirety with a new Chapter 9 Dealing with General Offenses.

Mayor asked for a motion to table Ordinance 738 pm Third and Final Reading. The reason is for the jail and the police staff to get the codes entered into Caselle and into Digi Tickets. Councilman Wales made the motion to approve the tabling of Ordinance 738 on third and final reading. Councilman Hollander seconded. All Ayes Motion carried. Mayor stated that Ordinance 738 is tabled.

Ordinance 739: THIRD AND FINAL READING: Title 6: An Ordinance Repealing the Existing Title 6 of the Mills Municipal Code Dealing with Animals and Replacing It In Its Entirety, with A New Chapter 6 Dealing with Animals.

Councilman Ives made the motion to approve Ordinance 739 on third and final reading. Councilman McCarthy seconded. All Ayes-Motion carried.

Ordinance 740: THIRD AND FINAL READING: Title 10: An Ordinance Repealing The Existing Title 10 of the Mills Municipal code Dealing With Vehicles and Traffic and Replacing it , In Its Entirety, with A New Chapter 10 Dealing With Vehicles and Traffic.

Mayor asked for a motion to table Ordinance 740 on third and final reading. The reason is the same as Ordinance 738. The police staff needs time to get all the information into the system. Councilman Wales made the motion to table Ordinance 740 on third and final reading. Councilman Hollander seconded. All Ayes-Motion carried.

Ordinance 741: First Reading: An Ordinance Annexing Lands Located In and Being Portions of Sections 1,2,3,10,11 and 12, Township 33 North Range 80 West and Portions of Sections 6 and 7, Township 33 North Range 79 West of the Sixth Principal

Councilman McCarthy made the motion to approve Ordinance 741 on firsts reading. Councilman Hollander seconded. All Ayes-Motion carried.

Approve the Payroll Reports and Expenditures:

- **Fire Employees:** 1-17-2020 to 1-28-2020.....\$13,728.49

- **Town Employee** 1-20-2020 to 2-2-2020.....\$93,077.79

Councilman Wales made the motion to approve the payroll reports for the fire and town employees. Councilman Ives seconded. All Ayes-Motion carried.

Pay Bills on Voucher List and the Petty Cash Report and approve the voided and manual Checks:

- **Petty Cash:**\$0.00
- **Vouchers:**\$100,702.02
- **Manual Checks:**
 - Town.....\$58,487.40
 - Court.....\$1685.00
- **Voided:**\$395.00

Councilman Wales made the motion to approve the vouchers, and petty cash report and approve the voided and manual checks. Councilman Ives seconded. All Ayes- Motion carried.

Open Discussion: None

ADJOURNMENT: Councilman Wales made the motion to adjourn the council meeting at 7:35pm. Councilman Hollander seconded. All Ayes-Motion carried.

Mayor Seth Coleman: _____

Attested: Christine Trumbull _____

