



REGULAR TOWN HALL MEETING

October 15th, 2019

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

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

Pledge of Allegiance:

Approval of the Meeting Minutes from September 24th, 2019.

Councilman Wales made the motion to approve the meeting minutes from September 24th, 2019. Councilman Ives seconded. All Ayes Motion carried.

Public Hearing: Mills Extension Annexation

Mayor closed the Council Meeting at 7:01 p.m. and opened the Public Hearing

Mayor Coleman now declared the Public Hearing opened for considering the Mills Extension Annexation. The hearing will be conducted in accordance with state statutes 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 spoke up and gave the report on this item. He stated that the following annexation has been conducted to rules of the state statutes. All letters have been sent out to landowners and utility companies. Some have come back due to wrong address with the Natrona County Assessor's Office. There has been a few that have had some questions about water and sewer rates and the zoning of their land. Scott stated that there will be no spot zoning. All will get to keep the same they have now, unless they want to change their current zoning. The P & Z forwards a

due pass to the governing body. 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? Denise Yates asked is the time that they want to ask questions. Mayor stated yes. Denise Yates who lives on Paige has a few questions. She has lived there for 28 ½ years. She said will her property taxes go up? Mayor stated no. Then Denise wanted to know if she would have to change her zoning for the area she has now. She has multiple dwellings and is zoned Ag. Mayor stated again that nothing will change, unless you want it to. Mayor stated that we are doing this annexation to clean up our borders and to help with emergency services. Some of the area have multiple jurisdiction responding. For example, there is a place that if something happened in the kitchen Casper would respond and if something happened in the bedroom we would respond. It is a mess and a nightmare for out police and fire. Denise was wanting to know as well are they going to have to pay for roads to be fixed. Mayor stated again, that the town cannot come in and put roads in. All of you would have to come together and form an improvement district and then ask the town for help and we could see if we can get any grants that we could with that. Your taxes then would be affected until the loan or grant is paid off. But again that is on you and if you want that. We will not change any of the regulations for the neighborhood over there. Denise stated that she has a road that is half paved and have dirt. Are we going to force her to fix that? We will not unless you want us to. We might put road-a-mil down for the roads that are in bad shape but otherwise leave as it. Town Planner, Scott Radden mention that the town gets about \$1500 per individual from the federal government for grants. So annexing you all in means more that the town can get from the federal government to help out areas like this. Gerry Alley at 5380 Hanley stated some of his concerns. He stated that if he gets annexed into the town will he have to get a business license. He has been doing business for 35 years. Mayor stated that the town has dropped their prices from \$115.00 to \$65.00. Mayor also stated that he can keep doing the business that he has always done. The town is not going to make you change any of that. Gerry also wanted to know if we are going to make him get sewer. He has our water now but is on septic and he cannot afford to run a sewer line. Mayor stated that you can stay on the septic. Mayor stated that we are not going to force you to come onto our sewer, the only people that could would be the Natorana County Health Department and DEQ will have to be involved and that is something at this time we are not doing. We do not prevent septic systems. His property tax has already jumped and he wants to know why. He went from \$400 to about \$900. Mayor stated that the taxes are done by Natrona County and we do not set the taxes. We set the mil levy for the town, which is 8mils. Marc Nogle stood up and stated his concerns. He stated that he is talking in behalf of Larry Middaugh property. Larry is the largest land owner in this annexation. The two parcels that he understands have been removed. Scott showed on the map what properties would stay and which ones would not. Marc stated that if they are annexed into the town it will limit his options for his property since it is zoned agriculture. He stated that this land does not benefit the city, there is no population growth, no one lives on that property and there is no infrastructure to be maintained and he ask for it to be removed from this annexation. Kurt Fulton at 425 Gering. He stated that he knows we do not like junk cars and what is going to happen to his yard? The only way that would change is if someone came in a bought the property and cleaned up the yard and used it for something else. That is where the grandfather would end, because the land is

changed from what it was to something else. Kurt stated is the town going to come in and tell them that they have to put privacy fences up around the yard so you don't have to see the junk cars. Scott Radden, stated that is not required to this because it has an industrial classification. That would only pertain if you had heavy industrial next to residential. Kurt stated that he has both, so the Mayor stated that it would fall under the industrial classification. Mayor stated that you can have a shop with a residence in it. That was Kurt's question. Mayor stated that most of us support personal property rights, we are not going to tell you how to maintain your property unless there is harm to anyone. His next question is that there is not water up there. Are we going to run water lines up there? Some of the people have water and others do not. My next issue is that the town does not allow two address to be on the same water line. Decades ago, Kenyon property and my property has some issues. The water meter is on the other person's property and the water lines are on mine. Mayor stated that the town only took over this a couple of years ago. He stated that he talked to Mike Coleman stated that we were going to allow that. Kurt stated that we have a major issue they own the meter but I own the water line. Kurt stated that Mike told him that he can have one meter for two properties but we need something in writing that we are not responsible for anything south of the meter. Mayor stated that would be a civil issue and the town cannot get involved in that. Mayor stated that the only way we are going to run water lines up there is if a group of you came together and wanted to make an improvement district to get water up there. Mayor stated that you would have to ask the town to help out with the water lines after you get an improvement district. Kurt stated you are not going to randomly just do it and Mayor stated no, we do not have the money to do that. Scott stated that your water is a private service line. Kurt wanted to know some more about how the business license will work. Can the council deny him of what he has been doing? Mayor stated no, unless we have concerns of the business but he has not turned down any business license since he has been Mayor. Mayor also stated that we are not doing this annexation for the population increase we are doing it to clean up our boundaries. The Mayor stated that we are bringing in undeveloped land now so that if things need to be changed we can do them as they are needed. Scott stated that the population that we want to bring in is about 50 to 60 people. It is mostly industrial. Jim Thorpe with Wyoming Machinery Corp. The legal notice was clear, but his question was about roads that need to be repaired. Mayor stated that you can get director of public works or Kevin O'Hearn the building inspector can help you. Connie Atkinson was the next to speak. She has a business right now on Delmar and is wanting to move her business to her house. Her area is developing business. Can she move her business or would there be a problem with that. Mayor stated no problem at all. She wanted to know what developing business means. Scott stated that developing business means how we want businesses to grow. The intent is to bring new business to the area. Sometimes there is restrictions but for the most part there is not. Mayor stated that the Mills zoning rules are easier to get around and we work with the business owner to get their business up and running. She wanted to know does she have to make her decision tonight and do we have our comments in writing. Mayor stated that he would like them to be in writing so we can have it on record. But we tape our meetings as well so your voice will be on record. Scott stated that the next meeting is on the 29th of Oct and that will be the second reading. The third and final reading will be November 5th, 2019. Scott stated that if anyone wants a different zoning or has concerns please get a hold of him or get a hold of the Town Clerk. Mayor stated that we are here to listen to all of you. So if you have concerns please let us know. Connie just stated that we are all Americans that do not want to lose what

we have. Scott stated you are not and you will not even notice a change to anything. You can keep doing what you have been doing, the only difference is that you will be in Mills and not in County. Jason Triplet was the next to speak. He stated that he has been on our water for a year now and he was told that he bill would be less but that was not the case it tripled. He is on airport water. He has a septic tank. He has cars all over. He works on cars and he builds cars. He is zoned residential for his house. Casper lets him do his business there. Is any of that going to change? He has no trash service out there. He takes his trash and dumps it himself. Mayor stated that you are in a business area and commercial do not have to be on our trash service. You can make that choice yourself. Our rates are lower, but again that is your option. His friend is being charge for trash and sewer and water even though they do not have it. Mayor stated again, please get with the clerk and let her know what is going on and we will look into it. Many years of ago we had that problem and we thought we had it all cleaned up but we might have forgotten some. So please bring your concerns to the clerk. Are we going to change the zoning? He is surrounded by commercial. Scott mention to him if he has seen the zoning map. Jason showed Scott where he lives. Scott stated that if anyone has a problem with what we want to propose zone an area please get a hold of him or the clerk. So Jason stated again we cannot tell him what he can and cannot do. Mayor stated no, especially not in an industrial area. Councilman McCarthy stated to Jason that he still would have to go through Fire Codes. So if you are going to have a business the fire department would come out and do an inspection to make sure you are following the states fire codes. Jason understands that. Marc Nogle approached the council again about the land to be withdrawn. He wants to know if it is. Mayor stated no. Mayor stated if you want to send in something official we will deal with it. Marc stated that you can force the landowners to accept the annexation? Scott stated that per state statue from this tip on the map to this tip on the map it is surrounded 76% of the area. So per state statue yes we can do that. Scott stated that we have talked about this before with you and we understand that you are speaking in behalf of Larry, you are not the property owner. We need to get the property owners statement or whoever is representing him with an attorney. I cannot take it from a friend or a potential buyer. Mayor stated that the council has the right to do this annexation and that is why we are here asking for your input on problems that we you may see. Marc said the only problem he see in behalf of Larry, that we are agreeing of an annexation of vacant land. That changes what we can do with it. Mayor stated that he fails to see what Marc is seeing. The land is zoned Agriculture. It would stay that way in the Town of Mills. My experiences is what you are annexing into the Town are different than the County. I have gone through that with you before. Mayor stated that the land use plans, and we get public input and see what undeveloped land can be used for. We cannot change that without the landowners input. That does not change if you are in the Town of Mills or the County. Scott stated that we have sat down with you a lot of times. Our concerns is that we want to make sure that we do not have a housing district next to an industrial district. When the owner petitions the town to do changes then we can make changes. Scott stated that Mills is going to work with all of you. If you were in Casper or Bar Nunn you would not get much say. Marc stated that in the past things that have been transpired in the past prove that is not the case. Mayor stated that we have had this conversion multiple times that you are not understanding was with Brooks Water and Sewer System and not the Mills water and sewer system. Mills did not take that water system over until the late 90's. So the stuff that happened in the 70's and 80's was with Brooks Water and Sewer System. Marc stated that he is hesitate to agree to an annexation because we do not know what is

going to happen. It is all good to say the Town will work with you, but things do change. Scott stated to Marc if you purchase the property and you come in and the Town will work with you. Marc stated that he is not saying the town is not easy to deal with, he is just scared of the unknown. Connie Atkinson wanted to know if this meeting is being recorded. Mayor stated yes this meeting is being recorded. 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 7:59 PM.

Mayor opened the Council Meeting at 8:00pm.

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

Kloe's Electrical Solutions, The Plant Station

Councilman Ives made the motion to approve the two new business/contractor licenses. Councilman McCarthy seconded. All Ayes-Motion carried.

Renewal Business Licenses: 20 Business for renewal as follows:

307 Healing Waters, Bailly's Plumbing and Heating, Chip-N-Dale Daycare, Dave Loden Construction, Environmental & Civil Solutions, Fast & Fair Plumbing, Grizzly Excavating Construction, Hayden's Place, Johnston's Trailer Court, J & J Advanced Thermal Solutions, KCWY TV, Kids World Daycare, King Enterprises, Paul Does it All, Paul's Mobile Home Service, Pine Lodge Motel, Pope Construction, Tri-Mountain Homes, Walter Cement Construction, Woodward Machine.

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

Approve the Payroll Reports and Expenditures:

- **Fire Employees:** 9-19-2019 to 9-30-2019.....\$14,871.44
- **Town Employee** 9-16-2019 to 9-29-2019.....\$85,806.69

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

Ordinance 736: Frist 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 Meridian, Natrona County, Wyoming.

Councilman McCarthy made the motion to approve Ordinance 736 on first reading. Councilman Ives seconded. All Ayes-Motion carried

Resolution 2019-53: A Resolution Approving a Site Plan for an 11,200 SQ. FT. Industrial Building, Located on Lot 2, Block 1, Casper Creek Addition, Town of Mills, Natrona County, Wyoming.

Councilman Ives made the motion to approve Resolution 20109-53. Councilman McCarthy seconded. Four Ayes- 1 Abstain-Motion carried. Town Clerk, Christine asked Councilman Wales why he abstains and he did not understand the resolution. When he was told what it was about he still abstain from voting.

Resolution 2019-54: A Resolution for the Sage Addition, to the Town of Mills, Wyoming, A Vacation and Replat of Tract 2, R.L. Manning & Lower Addition.

Councilman Ives made the motion to approve Resolution 2019-54. Councilman McCarthy seconded. Four Ayes-1 No- Motion carried. Town Clerk Christine ask Councilman Hollander voted no on this resolution.

Resolution 2019-55: A Resolution Dedicating a Parcel in and Being a Portion of The SE1/\$NW1/4. And NE1/4NW1/4. Section 12, T33N R80W, 6th P.M., Natrona County, Wyoming, as Public Right of Way.

Councilman McCarthy made the motion to approve Resolution 2019-55. 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:**\$43,584.50
- **Manual Checks:**
 - Town.....\$67,705.31
 - Court.....\$2,100.00
- **Voided:**\$239,625.67

Councilman McCarthy 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.

Council Authorizes the Mayor to Sign the Notice of Award to Grizzly Excavating & Construction for the Tank #3 Waterline Replacement Project.

Councilman Wales made the motion to authorize the Mayor to sign the Notice of Award to Grizzly Excavating & Construction for the Tank #3 Waterline Replacement Project. Councilman Hollander seconded. All Ayes-Motion carried.

Council Authorizes the Mayor to Sign the Completion of Project for the West Belt Loop and Well #6.

Councilman Ives made the motion for the Mayor to Sign the Completion of Project for the West Belt Loop and Well #6. Councilman Wales seconded. All Ayes-Motion carried.

Open Discussion: None

Executive Session: Legal Issue

Mayor asked for a motion to go into executive session for a legal issue. Councilman Ives made the motion to go into an executive session for a legal issue at 8:10pm. Councilman Wales seconded. All Ayes-Motion carried.

Back from Executive Session at 8:45pm. The Mayor stated as a result of the Executive Session Mayor asked for a motion for Resolution 2019-56. Councilman McCarthy made the motion to approve Resolution 2019-56. Councilman Hollander seconded. All Ayes-Motion carried.

ADJOURNMENT: Councilman Wales made the motion to adjourn the council meeting at 8:45p.m. Councilman Ives seconded. All Ayes-Motion carried.

Mayor Seth Coleman:  _____

Attested: Christine Trumbull  _____