



**TOWN OF MILLS**  
EST. 1921

## **REGULAR TOWN HALL MEETING**

**November 28<sup>th</sup>, 2018**

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

**Present:** Mayor Coleman, Councilman President McCarthy, Councilman Ives, Councilman, Councilman Pyatt, Councilman Wales

### **Pledge of Allegiance**

### **Approval of the Meeting Minutes from November 14<sup>th</sup>, 2018**

Councilman Pyatt made the motion to approve the minutes from November 14<sup>th</sup>, 2018. Councilman Wales seconded. All Ayes – Motion carried.

### **Swear ins of Fire Personnel & Promotions:**

There are four fire personnel that were being sworn in. They are as follows:

Darren Berg  
Jeremy Bolstad  
Ethan Hecht  
Tyler Houser

There was also four fire personnel that were receiving promotions. They are as follows:

Jeremy Bolstad to Engineer  
John Dierenfeldt to Engineer  
Tyler Houser to Engineer  
Jeremy Todd to Captain

**Public Hearing: Grant application with the Wyoming Business Council to remodel the existing former Mills school to house Wyoming Child and Family Development.**

**Mayor closed the Council Meeting at 7:08 p.m.**

**Mayor opened the Public Hearing at 7:08 p.m.**

Mayor Coleman now declared the Public Hearing opened for the consideration of the grant application with the Wyoming Business Council to remodel the existing former Mills School to house Wyoming Child and Family Development. 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? No report. Mayor Coleman asked is there was anyone in the audience who wishes to speak in favor of this item. Again, Mayor Coleman asked is 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? Then 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? 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 7:09 PM.

**Mayor opened the Public Hearing at 7:09 p.m.**

**Public Hearing: Zone Change to Urban Agriculture Residential Lot 1-45 and Tract A for Platte View Estates.**

Mayor Coleman now declared the Public Hearing opened for the consideration of the zone change to Urban Agriculture Residential for Lots 1-45 and Tract A of the Platte View Estates. 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 Town Planner stated that on November 15<sup>th</sup>, 2018 a public hearing was held for the consideration of the zone change for Platte View Estates. Town Planner Scott Radden stated P & Z board passed a due pass for the council to consider. Mayor Coleman asked is there was anyone in the audience who wishes to speak in favor of this item. Again, Mayor Coleman asked is 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? Then 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? 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 7:11 PM.

**Mayor Coleman opened the Public Hearing at 7:11 p.m.**

**Public Hearing: Special Review Permit to Allow Apartment within an Established Business Zoning District on Lot 1-3 of the Natrona County Business Park.**

Mayor Coleman now declared the Public Hearing opened for the consideration of the special review permit to allow apartments within an established business zoning district on lots 1-3 of the Natrona County Business Park. 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, Town Planner stated that Cornerstone is here to show a layout and talk about the apartment units. Mayor Coleman asked is there was anyone in the audience who wishes to speak in favor of this item. Brad Schwab and Bobby Jo Lucas were present from Cornerstone. They showed a layout of the apartments. They will be 3 three stories high and consist of 66 units. They will be affordable housing and they are applying for tax credits. Brad stated that they will be a good neighbor and safety is there number one priority. There will be 170 parking spaces and 35 garages. Brad also stated that they will also be the management company as well as the owner of the building. They feel that they maintain better control of the property that way. Brad stated that there is a strong need in this community for this type of units. Cornerstone has over 20 years' experience in building and have been in the management part since 2006. There will be 1 to 4 bedrooms units. Again, Mayor Coleman asked is there was anyone in the audience who wishes to speak in favor of this item. Carl Nelson who owns the property is in favor. He has grown up in Mills and has seen the town grow. The town needs this. Carl stated that since we lost our schools maybe this will help to get them back. He is upset with his industrial friends that are not on board with this project. Again, is there anyone in the audience who wishes to speak in favor of this item? Bobby JO Lucas the owner of Cornerstone stated that they take pride in their work and the apartment buildings are built well and are attractive. They understand some concerns and will work through all of them. Then Mayor Coleman asked if there was anyone in the audience who wishes to speak in opposition to this item. Dan Elrod who owns a lot of property on Falcon. He is not in favor of these apartments coming. There is a lot of semi-trucks traffic in and out all the time. Since the trailer park expanded he has had nothing but trouble. The police department will have record of this. We have had vandalism and trash and things stolen. This area is zoned business and needs to remain that way. Affordable housing will bring in trouble makers and cause more crime to happen. Again, is there anyone in the audience who wishes to speak in opposition to this item? Chris Elrod is also not in favor of the apartments. He works for West Coast Engineered. He also believes that the crime will go up and that their business will suffer. They have been in Mills since 1991 and Mills needs to concentrate on bringing business in that will work for the area. 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 7:35 PM.

**Mayor opened the Council Meeting at 7:35 p.m.**

**Renewal Business Licenses:** 14 business for renewal as follows:

Air Comfort Complete, ARS Flood & Fire, Ashby Construction, Beartooth Exteriors, Behavior Care Specialists, CB Plumbing, Charter Communications, Grizzley Excavation, Hays Properties, M-3 Industries, N.E. Auto Repair, Porters Mountain View Supply, Richard Logan Trucking, Tire Professionals

Councilman McCarthy made the motion to approve the fourteen business license renewals. Councilman Ives seconded. All Ayes-Motion carried.

**Resolution 2018-72: A Resolution Authorizing the Mayor to Write Two Letters to Ashby Construction Inc., on Behalf of Lot 9 in the Buffalo Addition.**

Councilman Ives made the motion to authorize the Mayor to write two letter to Ashby Construction. Councilman Pyatt seconded. This is also contingent on Pat revising the letter. All Ayes-Motion carried.

**Resolution 2018-73: A Resolution Approving A Special Review Permit to Allow Apartments with in An Established Business Zoning District on Lots 1-3 of the Natrona County Business Park.**

Councilman Ives wanted to clarify some things before a motion was made. Councilman Ives wanted to know if there is going to be some sort of credit check. Bobby Lucas stated that the tenants will go through a background, credit check and check past landlords and a criminal check. Felons are not allowed to rent. The tenant selection will be strict. Councilman McCarthy wanted to know if there is going to some sort of rules for people causing trouble. Bobby Lucas also stated that the rules will be like any other land lord community. There will no junk allowed. All the tenants belongings must be contained in their own unit. There will strict rules for what can be on the property. Maintenance is high on their list. The grounds of the property will be clean and kept up nice. Since they are the management company as well, they take pride in how they run the property. Unfortunate we cannot stop hooligans. Bobby stated that they have a website that people can visit to answers to questions and to see references. The website is [cornerstonehousingdevelopment.com](http://cornerstonehousingdevelopment.com).

Councilman Ives made the motion to approve Resolution 2018-73. Councilman Pyatt seconded. All Ayes-Motion carried.

**Resolution 2018-74: A Resolution Approving " Becker Business Center", A-Major-Subdivision Within One Mile of the Town of Mills Corporate Limits.**

Councilman Ives made the motion to approve Resolution 2018-74: Councilman McCarthy seconded. Scott Radden stated that whenever anything comes close to our boundary we need to be notified of it. All Ayes Motion carried.

**Ordinance 722, 1<sup>st</sup> Reading: Zoning Platte View Estates Lots 1-45 and Tract A as Urban Agriculture Residential.**

Councilman McCarthy made the motion to approve Ordinance 722 on first reading. Councilman Ives seconded. All Ayes-Motion carried.

**Ordinance 723, 1<sup>st</sup> Reading: Amending Ordinance 668; Adopting the 2018 International Residential Code.**

**Ordinance 724, 1<sup>st</sup> Reading: Amending Ordinance 669; Adopting the 2018 International Building Code**

**Ordinance 725, 1<sup>st</sup> Reading: Amending Ordinance 670; Adopting the 2018 Fuel Gas Code**

**Ordinance 726, 1<sup>st</sup> Reading: Amending Ordinance 671; Adopting the 2018 International Plumbing Code**

**Ordinance 727, 1<sup>st</sup> Reading: Amending Ordinance 672; Adopting the 2018 International Mechanical Code**

**Ordinance 728, 1<sup>st</sup> Reading: Amending Ordinance 582; Adopting the 2018 Fire Code.**

Councilman Pyatt made the motion to approve Ordinance 723 thru 728 on first reading. Councilman Wales seconded. All Ayes-Motion carried.

**Approve the Payroll Reports and Expenditures:**

- **Fire Employees:** 10-30-2018 to 11-10-2018.....\$13,353.32
- **Town Employees:** 10-29-2018 to 11-11-2018.....\$93,637.97

Councilman McCarthy made the motion to approve the payroll reports for the fire and town employees. Councilman Pyatt 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:** .....\$120,708.06

- **Manual Checks:** .....  
     Town.....\$65,292.85  
     Court.....\$620.00
- **Voided:** .....\$14,957.71

Councilman Pyatt 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 Approval of the October 2018 Bank Reconciliation Report:**

Councilman Ives made the motion to approve the October 2018 bank reconciliation report. Councilman Pyatt seconded. All Ayes-Motion carried.

**Council Authorizes the Mayor to Sign the Sanitary Sewer Easement with FT Investments.**

Councilman McCarthy made the motion to authorize the Mayor to sign the Sanitary Sewer Easement with FT Investments. Councilman Ives seconded. All Ayes-Motion carried.

**Council Authorizes the Mayor to Sign the MOU with the Platte River Rod and Gun Club.**

Councilman Pyatt made the motion to authorize the Mayor to sign the MOU with the Platte River Rod and Gun Club. Councilman Ives seconded. All Ayes-Motion carried.

**Unfinished Business:**

**Open Discussion:**

**Ruth Pitts:**

Ruth wanted to thank the volunteers from the Town that came and helped out at The Faith Assembly of God Church. The Baptist church here in Mills now can serve 220 to 240 people. All the volunteer time helps. Also Ruth wanted to know if we can make people wear Microphones. She cannot hear and wants to make sure that all can hear.

**ADJOURNMENT:** Councilman Pyatt made the motion to adjourn the council meeting at 7:51 PM. Councilman Ives seconded. All Ayes-Motion carried.

Mayor Seth Coleman: \_\_\_\_\_

Attested: Christine Trumbull \_\_\_\_\_

