

**AGENDA**  
**Town Council Meeting**  
**December 4<sup>th</sup>, 2018**  
**3:00 p.m.**

#	Item	Notes
1.	<b><u>Call Meeting to Order By Mayor: 3:00 p.m.</u></b>	
2.	<p><b><u>Seth</u></b></p> <ul style="list-style-type: none"> <li>• 4808 Pontiac</li> <li>• Schedule a work session for the sale of the two properties</li> <li>• Bars being open 24 hours on New Year’s Eve</li> </ul>	

\*\*\*\*\*AGENDA SUBJECT TO CHANGE WITHOUT NOTICE\*\*\*\*\*

**Upcoming Council Meetings**

**Council Meetings:** December 5<sup>th</sup>, 2018 @ 7:00 p.m./ December 19<sup>th</sup>, 2018 @ 7 p.m.

**Work Sessions:** December 5<sup>th</sup>, 2018 @ 6:00 p.m./ December 19<sup>th</sup>, 2018 @ 6:00 p.m..





231 East Midwest, Casper, WY 82601  
307-237-1777 (voice), 307-234-6039 (fax)  
1-800-237-1778

December 3, 2018

Invoice for: Town of Mills  
Box 789  
Mills, Wyoming 82644

Attention: Mr. Mike Coleman, Town Administrator

This invoice is for a **Letter of Opinion** for a market price evaluation of the following two land properties located at:

1. Lot 1, Center West #2, Addition to the town of Mills, Natrona County Wyoming
2. Lot 2, Block 1, Casper Creek Addition to the town of Mills, Natrona County Wyoming

For services rendered: \$200.00 to Stratton Real Estate, 231 E Midwest Ave, Casper, Wyoming 82601

  
Debra Moerke, Associate Broker

  
Chris Larramendy, Sales Associate



# STRATTON

REAL ESTATE

231 E. Midwest • Casper, WY 82601 • (307) 237-1777

Mike Coleman  
Town Administrator  
Mills, Wyoming

Dear Mr. Coleman,

Thank you for allowing us the opportunity to give a market price evaluation of the two land properties in Mills. Using the legal descriptions, you have provided us, my partner, Chris Larramendy, and I have completed the following:

1. Gone to the mapping department to get correct information on each property
2. Discussed the properties with experienced agents in our office
3. Driven to the properties three times to visually look at them
4. Pulled properties that may help to be used in a CMA (Comparable Market Analysis)
5. Looked at the Assessors web site for Natrona County to find possible comparable prices per acre for similar use

We could not find any similar properties that would justify a CMA but with the information we have gathered, we feel we can give the following opinion.

In regards to parcel: 4.00 acres of property legally described as Lot I, Center West No.2 Addition to the Town of Mills, Natrona County, Wyoming.

The smaller parcel (4 acres), has the best visibility from Salt Creek Hwy and Yellowstone Highways. Though it is next to the railroad tracks and may need some excavation work done for access, we feel the parcel could sell for approximately \$40,000 - \$45,000 an acre. The total being around \$160,000 - \$180,000.

In regards to parcel: 5.747 acres of property legally described as Lot 2, Block 1, Casper Creek Addition to the Town of Mills, Natrona County, Wyoming.

The larger property, (5.747 acres), appears to be less level, less visible from Salt Creek Hwy. and Yellowstone Hwy., and may involve more escalation due to the rough terra. We believe that parcel could sell for approximately \$20,000 - \$23,000 an acre with an approximate total for all 5.747 acres totaling approximately \$114,940 - \$132,181.

Industrial property will vary in value and price considering the location and condition of the land. To the best of our ability and understanding of the two properties, this letter will serve as our opinion for a possible market price.

Sincerely,

  
Debra Moerke – Stratton Real Estate

  
Chris Larramanedy – Stratton Real Estate

MILLS POLICE DEPARTMENT

CHIEF BRYON PRECIADO

ACTIVITY REPORT FOR THE MONTH OF NOVEMBER 2018

ACCIDENT 10 _____ HIT & RUN 2 _____	CITIZEN COMPLAINTS 5 _____	MISCELLANEOUS 21 _____
ALARMS 18 _____	CITATIONS 244 _____ TRAFFIC 220 _____ CRIMINAL 24 _____	OPEN DOOR 2 _____ BUSINESS _____ RESIDENTIAL 2 _____ AUTO _____
ANIMAL CALLS 23 _____	WARNINGS 220 _____	PARKING PROBLEM 19 _____ CITES ISSUED 17 _____ WARNINGS 2 _____
ARRESTS 28 _____ DRUG 12 _____ ALCOHOL _____	DISTURBANCE 13 _____ ALCOHOL 1 _____ HARRASSMENT _____	PHONE PROBLEMS 13 _____ HARRASSING/OBSCENE 0 _____ 911 HANGUPS 123 _____
ASSAULTS 4 _____ OFFICER _____ SIMPLE _____ AGGRAVATED 1 _____ FVPA 1 _____ SEXUAL ASSAULT _____ FIGHTS 2 _____	DOMESTIC DISPUTE 6 _____ ALCOHOL 1 _____ DRUG _____	REDDI REPORT 10 _____
AOA 35 _____ FIRE/MEDICAL 4 _____ LAW ENFORCEMENT 25 _____ METRO _____ PROBATION 5 _____ DFS 1 _____	DWUI ARREST 7 _____ W/ACCIDENT _____	PROPERTY DAMAGE 2 _____ RESIDENTIAL _____ BUSINESS _____ RANDOM VANDALISM _____ AUTO 2 _____
ATL 4 _____ MISSING PERSON _____ LOCATED _____ PICK UP & HOLD _____	EXTRA PATROL 55 _____ BUSINESS CHECK 28 _____	SUSPICIOUS INC 8 _____ SUBJECTS 5 _____ PROWLERS 1 _____ VEHICLES 1 _____ CIRCUMSTANCES _____
BURGLARY 5 _____ AUTO _____ BUSINESS 1 _____ RESIDENTIAL 4 _____ UNLAWFUL ENTRY _____	FINGERPRINTS 3 _____ (PUBLIC RELATIONS ONLY)	TRESPASSING 1 _____
FRAUD 3 _____ FORGERY _____	JUVENILE CASES 8 _____ CRIMINAL 3 _____ ALCOHOL/DRUG _____ TOBACCO _____ RUNAWAY 5 _____ YCC TRANSPORT _____ MISCELLANEOUS _____	VEHICLE THEFTS 2 _____ RECOVERED _____
CITIZEN ASSIST 7 _____ ESCORTS _____ CIVIL DISPUTES 2 _____ CIVIL STANDBY 4 _____ MOTORIST 2 _____ MESSAGE DEL _____ PUBLIC RELATIONS _____	LARCENY 7 _____ PETIT 2 _____ GRAND 1 _____ GAS DRIVE OFF 4 _____	VIN CHECKS 17 _____
	IMPOUND VEHICLE 6 _____	WARRANTS SERVED 40 _____ MILLS 24 _____ NCSO 6 _____ OTHER 10 _____
	PUBLIC INTOX 3 _____ ARREST: _____ CITE ONLY: 3 _____ DEAD BODY _____	WELFARE CHECKS 17 _____ ADULT 12 _____ CHILDREN 5 _____

CASES ACTIVE 189 \_\_\_\_\_  
CASES FILED 20 \_\_\_\_\_  
CASES CLEARED 0 \_\_\_\_\_  
CASES CLOSED 0 \_\_\_\_\_

TOTAL CALL FOR MONTH 646 \_\_\_\_\_  
TOTAL CALLS FOR YEAR 6550 \_\_\_\_\_  
COURT APPEARANCE HOURS 21 \_\_\_\_\_  
MILLS 3 \_\_\_\_\_  
COUNTY 18 \_\_\_\_\_  
DISTRICT N/A \_\_\_\_\_

MILLS COURT DOCKET

MARCY SATTERFIELD- CLERK

ACTIVITY REPORT FOR THE MONTH OF NOVEMBER 2018

	APPEARED	FAIL TO APPEAR	FORFEIT	DISMISSED
ANIMAL CRUELTY	1	1		
ASSAULT	2			
CARELESS DRIVING	0			
CARELESS-ALCOHOL	0			
DISORDERLY CONDUCT	1			
DISTURBANCE	2			
DOG AT LARGE	1			
DWUI	2			
DWUS	13			
FOLLOW TOO CLOSE	2			
FTGROW	2			
IMPROPER LANE CHANGE	1			
IMPROPER REGISTRATION	9	4	1	
INTERFERENCE W/POLICE	3	1		
MINOR IN POSSESSION	0			
NO BRAKE/HEADLIGHTS	3			
NO DRIVERS LICENSE	5	3		
NO INSURANCE	13	5		8
NO PLATE LIGHT	0	1		
NO SEATBELT-DRIVER/PASS	14	6	1	
NO TURN SIGNAL	1	2		
OBSTRUCTED VIEW	4	3	1	3
OPEN CONTAINER	1	2		
PARKING PROBLEMS	0	2	1	
POSSESSION-MJ	0			
POSSESSION-PARA	7	4	2	
PROPERTY DAMAGE	2			
PUBLIC INTOX	3			
RUN STOP LIGHT, SIGN	1	1		
SPEEDING	5	5	5	2
UNSAFE EQUIPMENT				1
PRIOR DOCKET - FTA	21			
PRIOR DOCKET - FTC	7			

**ASST. PLANNER / BUILDING INSPECTOR ISSUES for the  
DECEMBER 5th 2018 TOWN COUNCIL MEETING**

Date of this printing: December 3rd, 2018

**PLANNING ACTIVITIES**

The P&Z Board did not meet in December.

**BUILDING INSPECTOR ACTIVITIES**

I issued no new home building permits in November 2018.

**BUILDING AND ELECTRICAL INSPECTOR TRAINING**

Vance and I attended no new training in October 2018.

**CURRENT HOUSING PROJECTS IN MILLS**

**Ashby-Buffalo Addition** on the corner of Pontiac Street and Badger Lane has all 13 of the lots under construction or completed. One home will need a variance as it is too close to one lot line.

**Robertson Hills and River Heights** are continuing to finish homes begun on Overlook Way, Thunder Valley Road and now Dusty Terrace. The rezoning of Robertson Hills #2 was needed to begin adding onto Overlook Way to create more lots.

**Caspar's Crossing Subdivision** up on South 6<sup>th</sup> Ave. is completed. Tri Mt. Homes has completed two new houses up on River Crossing and have started one on S. 6<sup>th</sup> Ave. as well. With S. 6<sup>th</sup> Ave completed, it connects all three subdivisions nicely for much better traffic mobility in and out of all three subdivisions.

**BUILDING INSPECTIONS IN BAR NUNN**

There were 15 homes/projects inspected in Bar Nunn in the month of November. There are two new homes being built there presently and a couple remodeling projects that I inspected in November. Bar Nunn has more builders and lower lot costs and this is why more builders are there than here in Mills presently. One builder, Keith with Royal Builders told me he has been contracted to build a home here in Mills up on S. 6<sup>th</sup> Ave. I spoke with him last week, he told me he is waiting until the spring when the building lots might go for a reduced price.



MILLS BUILDING INSPECTORS & PLANNER ACTIVITY REPORT FOR NOVEMBER 2018

**PRINTED 3 DECEMBER, 2018**

Building Inspector Activities			INSPECTIONS IN Nov-18	TOTALS since hired - April of 2012
Foundation Inspections			<b>6+ years on the job</b>	
Footers/ Monolithic			3	447
Walls			2	338
Plumbing Inspections				
Outside & Mobile Homes -			1	155
Inside			3	573
Framing Inspections			6	542
Insulation Inspections			6	311
Drywall Inspections			3	280
Roof/Fence Inspections			1	207
Final Inspections			5	640
Gas Line Inspections			7	686
HWH-HVAC Inspections			7	447
Commercial Building/Sign Inspections			1	263
Porch/Deck Inspections			0	54
Mobile Home/Compliance Inspections			1	257
Residential Site Inspections			4	342
Demo Insp./Bar Nunn	Demo -0	B.N. -15	0	112
Total Insp.'s in November 2018			<b>50</b>	<b>5651</b>
<b>Asst. Planner / Building Official Activities</b>			1 Main Street Meeting	4
<b>P &amp; Z Meeting + Special Meeting</b>			Special P&Z Meet(Platte View)	62
Zone Change			Platte View Estates	12
Text Amendment				1
Variance/Special Use Permit			David Kelly - ACI	18
Commercial Site Plan/Inspection				61
Landscape Plan/Conditional Use Permit				15
New Plat/Replat/Property Transfer				32
Planner Meetings/Training				56
Vacate				27
Annexations:				28
Other:				67
<b>Additional and/or Overlapping Duties</b>			Court Recordations	13
<input type="checkbox"/>	Thankful Thursday Cornhole Game		Public Surplus = Auction	42
Town Safety Issues /Planning				25
Ordinances Written/Re-Written	6 Ord.'s	2018 ICC Adoption Codes		44
Resolutions/Site Plan Written				23
Code Enforcement Issues/	12,000 sq.ft. man cave meeting w/ Fire & WLC			63