



CITY OF MILLS
EST. 1921

704 Fourth Street
P.O. Box 789
Mills, WY 82644

Phone: 307-234-6679
Fax: 307-234-6528

Memorandum

TO: Mills City Council
FROM: Megan Nelms, AICP, City Planner
DATE: February 27, 2024
SUBJECT: Platte Riverfront – Final Plat

Case Number: 24.02 FSP

Summary: The applicant is proposing to subdivide approximately 46.68-acres into three (3) lots, one 6.68-acres, one 18.12-acres and the third being 21.88-acres in size.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Planning Commission Recommendation: At their February 1, 2024, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the subdivision request, pending completion of all planning considerations.

Staff Recommendation: The applicant has completed all of the required planning considerations and staff recommends APPROVAL of the subdivision final plat.

Platte Riverfront

Final Plat

Planning Commission Meeting
February 1, 2024

City Council Meeting

Applicants: Austin Engineering, Inc.

Case Number: 24.02 FSP

Agent: WLC Engineering/City of Mills

Summary: The applicant is proposing to subdivide approximately 46.68-acres into three (3) lots, one 6.68-acres, one 18.12-acres and the third being 21.88-acres in size.

Legal Description: A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T33N, R79W and Lot 1, Wotco Addition

Location: The property is located just off SE Wyoming Blvd., on the southeast side of First St. between the street and North Platte River.

Current Zoning: EI (Established Industrial) *no change of zoning is requested or required.

Existing Land Use: There are existing industrial buildings on proposed Lot 2 and various industrial storage and uses across the property.

Adjacent Land Use: North: Original Mills Townsite Platted Lots (EB & ER)
South: North Platte River
East: Unplatted City owned property (PLI)
West: Wyoming Blvd.

Planning Considerations:

1. Verify the legal description in the title block
 - a. Add township & range after 'Section 7' in title and legal description.
2. Provide the instrument number for the 60' wide access and utility easement to proposed Lot 3.
3. Submit organizational documents for Austin Engineering, Inc. showing who is authorized to sign the plat and associated documents on behalf of the corporation.

4. Revise the plat per any received development reviewer comments.
 5. Submit all signed copies of all applications.
-

Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

Planning Commission Recommendation:

City Council Decision:

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

OWNER Signature 
AGENT Signature _____

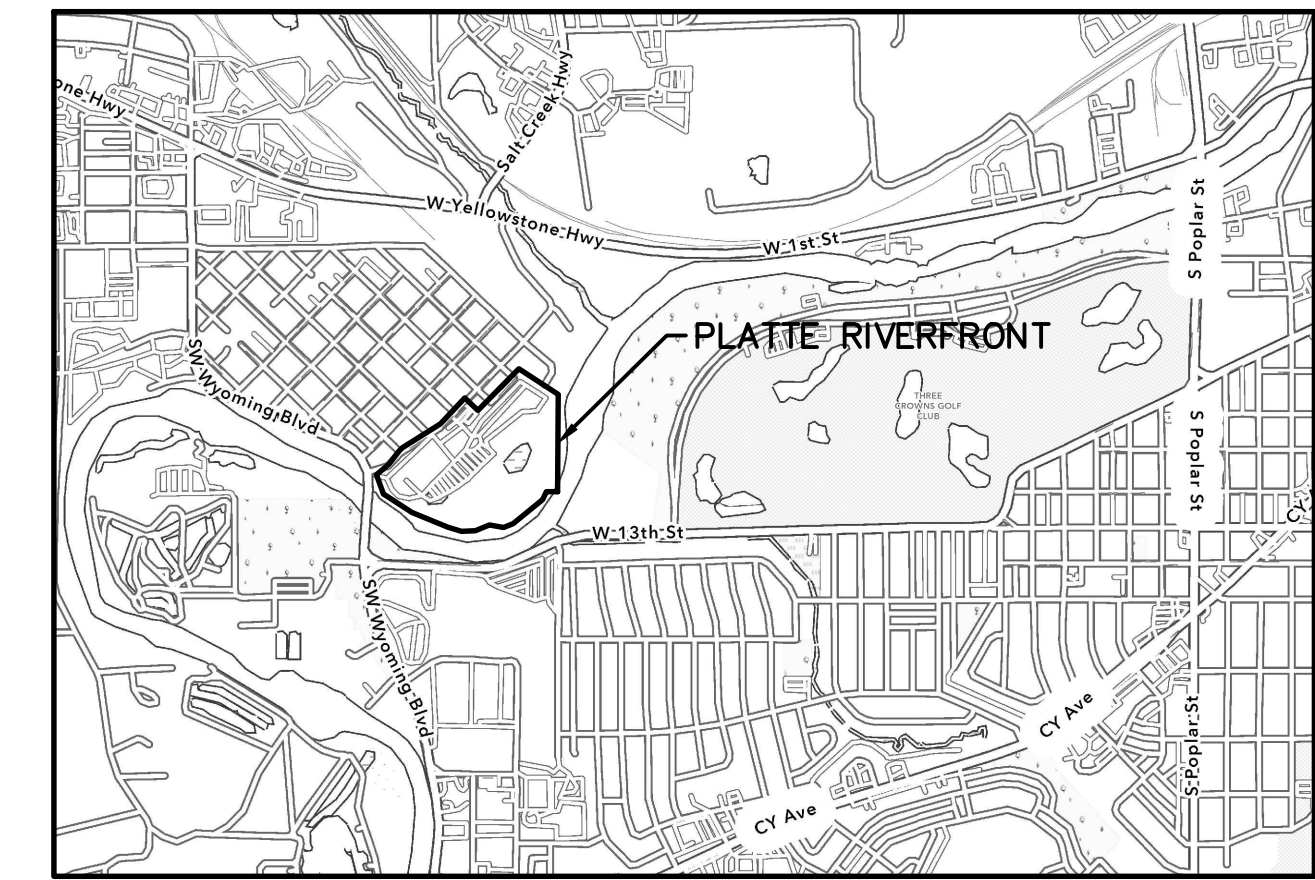
OWNER Signature 

FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), **plus \$150.00 recording fee.**

For Office Use Only: Signature verified: _____ Proof of ownership provided: _____ Fee Paid: \$ _____

PLAT OF
"PLATTE RIVERFRONT"
 AN ADDITION TO THE CITY OF MILLS, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE SE1/4SW1/4, NE1/4SW1/4, NW1/4SE1/4, SW1/4SE1/4, SECTION 7
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

BEING A PORTION OF THE NE1/4SW1/4, NW1/4SE1/4, SECTION 7, AND
 A VACATION AND REPLAT OF LOT 1, WOTCO ADDITION, CITY OF MILLS,
 NATRONA COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED
 NOVEMBER 9, 2006 AS INSTRUMENT NO. 805233, A SUBDIVISION
 LOCATED IN AND BEING A PORTION OF THE SE1/4SW1/4 &
 SW1/4SE1/4, SECTION 7; TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING



VICINITY MAP
 SCALE: 1"=2000'

DEDICATION STATEMENT

Austin Engineering USA, Inc. does hereby certify that they are the owner and proprietor of the foregoing Parcel of land being a portion of the NE1/4SW1/4, NW1/4SE1/4, Section 7, and a vacation and replat of Lot 1, WOTCO Addition, City of Mills, Natrona County, Wyoming according to the plat recorded November 9, 2006 as instrument No. 805233, a subdivision located in and being a portion of the SE1/4SW1/4 & SW1/4SE1/4, Section 7; Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and a point in the easterly line of said NW1/4SE1/4, Section 7, and from which point the northeasterly corner of said NW1/4SE1/4, Section 7, bears N0°22'36"E, 312.33 feet; thence from said Point of Beginning and along the easterly line of said Parcel and the easterly line of said NW1/4SE1/4, Section 7, S0°22'36"W, 1011.05 feet to the southeasterly corner of said NW1/4SE1/4, Section 7; thence along the southerly line of said Parcel and the southerly line of said NW1/4SE1/4, Section 7, S88°58'55"W, 118.95 feet to a point; thence continuing along the southerly line of said Parcel and into said SW1/4SE1/4, Section 7, S25°59'09"W, 89.83 feet to a point; thence, S50°51'09"W, 395.53 feet to a point; thence, S67°17'09"W, 106.04 feet to a point; thence, N79°43'51"W, 149.95 feet to a point; thence, S68°10'09"W, 160.05 feet to a point; thence, S87°22'09"W, 141.95 feet to a point; thence, N72°57'51"W, 148.45 feet to a point; thence continuing along the southerly line of said Parcel and into said SE1/4SW1/4, Section 7, N67°54'51"W, 403.33 feet to a point; thence, N57°14'51"W, 350.47 feet to a point in and intersection with the southerly line of said NE1/4SW1/4, Section 7; thence continuing along the southerly line of said Parcel and the southerly line of said NE1/4SW1/4, Section 7, S89°05'15"W, 1.51 feet to a point; thence into said NE1/4SW1/4, Section 7, N20°07'34"W, 216.81 feet to a point; thence along the northwesterly line of said Parcel, N49°57'19"E, 170.43 feet to a point; thence continuing along the northwesterly line of said Parcel, N38°04'53"E, 185.21 feet to a point in and intersection with the southwesterly line of Platte Avenue and the southeasterly line of First Street; thence continuing along the northwesterly line of said Parcel and along said southeasterly line of First Street, N43°40'42"E, 39.82 feet to a point in and intersection with the northeasterly line of Platte Avenue; thence continuing along the northwesterly line of said Parcel and the southeasterly line of said First Street, N43°19'14"E, 370.81 feet to a point in and intersection with the southwesterly line of the Alley which runs through Block 8; thence continuing along the northwesterly line of said Parcel and the northwesterly line of said Alley, S46°37'24"E, 190.04 feet to a point; thence continuing along the northwesterly line of said Parcel, N44°24'59"E, 539.86 feet to a point in the northeasterly line of Benton Avenue; thence continuing along the northwesterly line of said Parcel, N43°06'35"E, 68.34 feet to the most northerly corner of said Parcel; thence along the northeasterly line of said Parcel, S56°47'02"E, 492.28 feet to said Point of Beginning and containing 46.70 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "PLATTE RIVERFRONT" an addition to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

AUSTIN ENGINEERING USA, INC.
 415 FIRST STREET
 MILLS, WYOMING 82644

AUSTIN ENGINEERING USA, INC.

JOHNNY GREER, GENERAL MANAGER

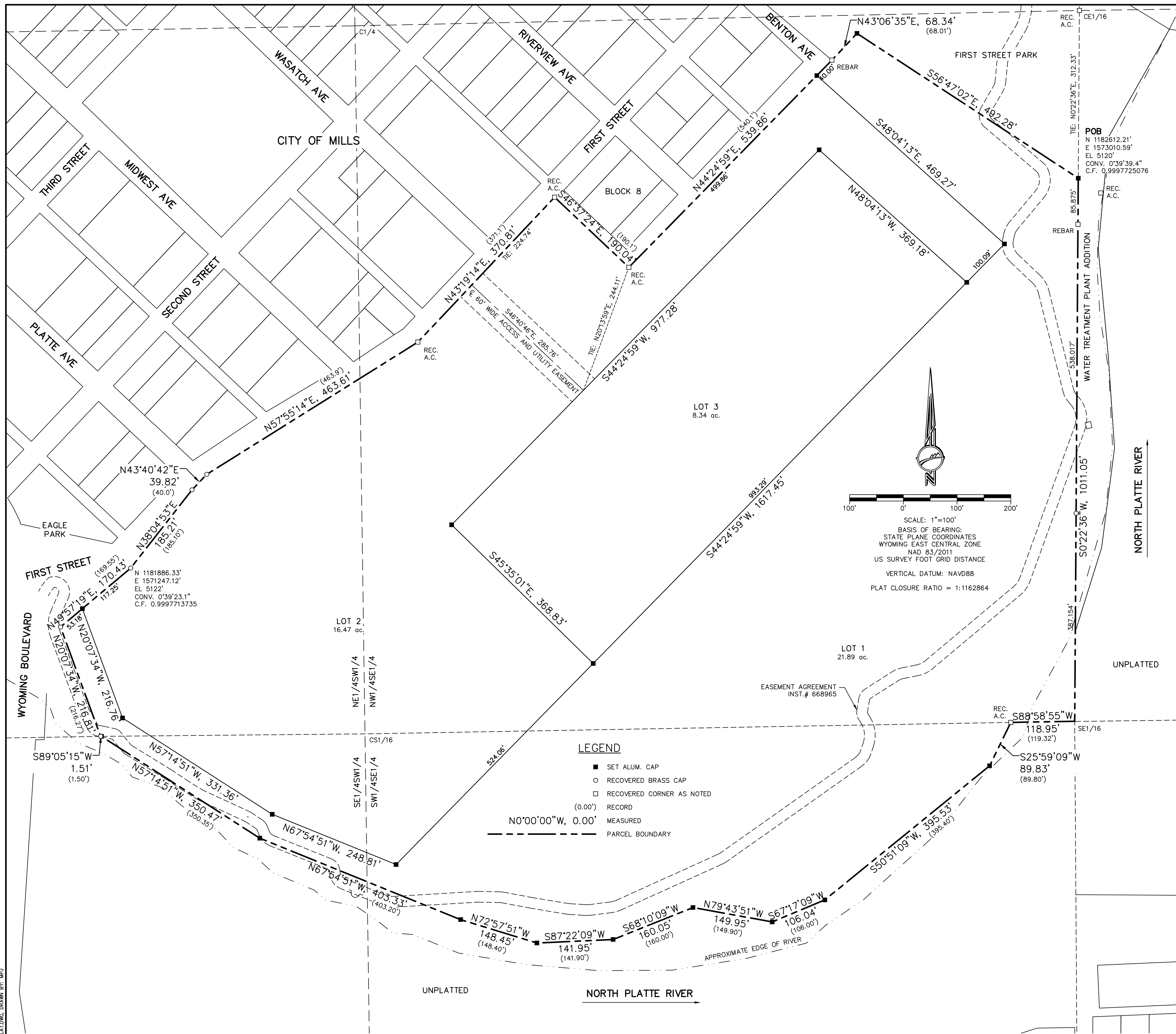
STATE OF WYOMING }
 COUNTY OF NATRONA } SS

The foregoing instrument was acknowledged before me by JOHNNY GREER, GENERAL MANAGER this _____ day of _____, 20____.

Witness my hand and official seal.

My commission expires: _____

NOTARY PUBLIC

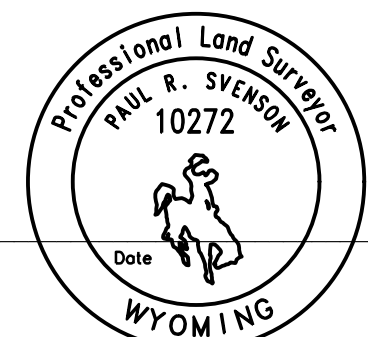


LEGEND

- SET ALUM. CAP
- RECOVERED BRASS CAP
- RECOVERED CORNER AS NOTED
- (0.00') RECORD
- MEASURED
- PARCEL BOUNDARY

SURVEYORS CERTIFICATE

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of June, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



APPROVALS

Approved by the City Council of the City of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved this _____ day of _____, 20____.

Attest: _____ Attest: _____
 City Clerk Mayor

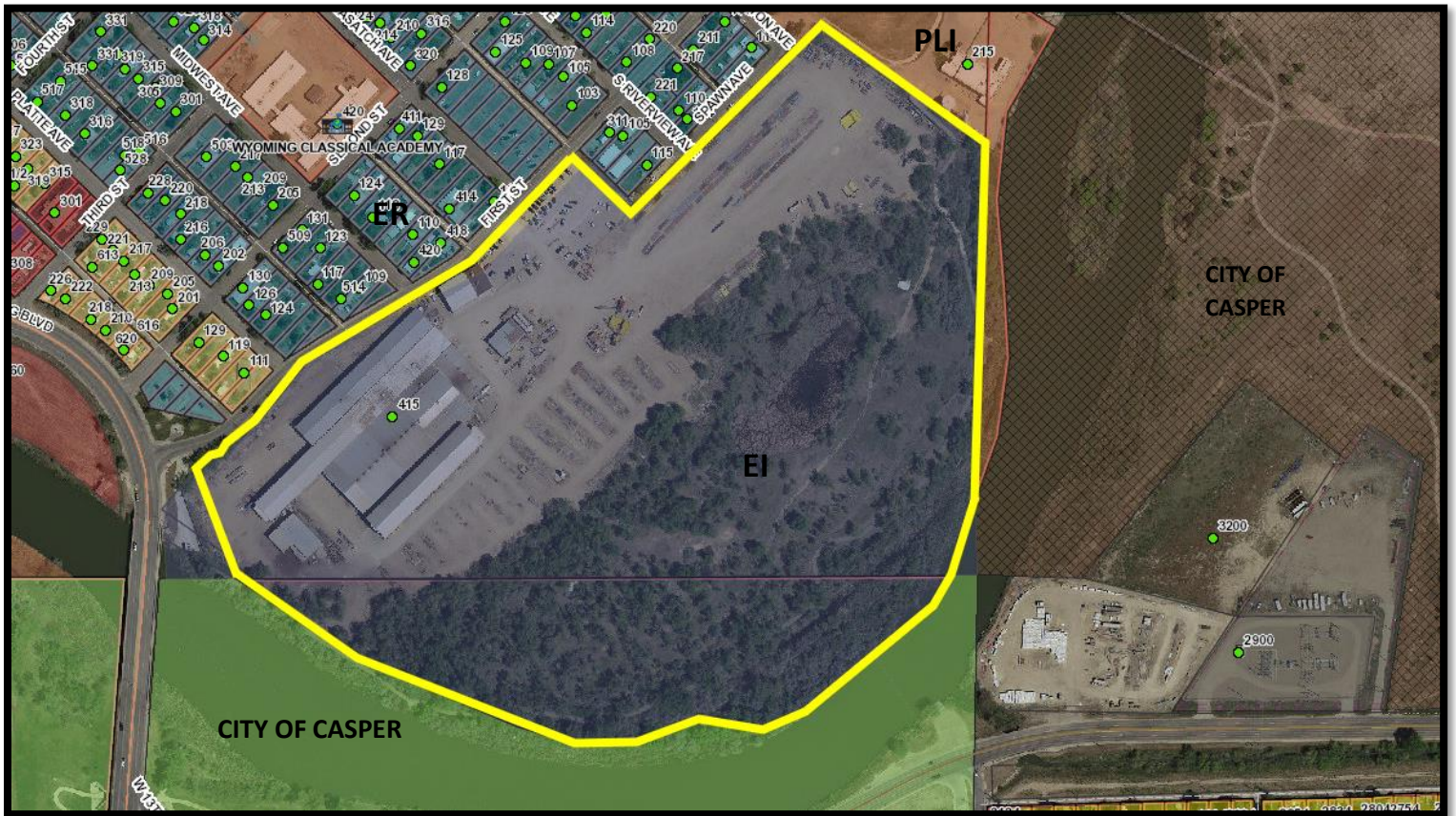
Inspected and approved this this _____ day of _____, 20____.

 City Engineer
















ENGINEERING • SURVEYING
 200 PRONGHORN, CASPER, WY. 82601
 W.O. NO. 17565-04 DATE: 02-14-24 FILE NAME: REPLAT

Platte Riverfront – Final Resubdivision Plat



Mills Zoning Districts

- | | |
|--|--|
|  Mills, DB |  Mills, ER: Established Residential |
|  Mills, DI: Developing Industrial |  Mills, PLI: Public Land Institutions |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development |
|  Mills, DR: Developing Residential |  Mills, MSR: Mixed Sized Residential |
|  Mills, EB: Established Business |  Mills, MU: Mixed Use |
|  Mills, EI: Established Industrial |  Mills, UA: Urban Agriculture |
| |  Mills, UR: Urban Agriculture Residential |



MINUTES OF THE 1st of FEBRUARY 2024 MILLS PLANNING & ZONING BOARD MEETING

Board Members Present: Bob Greenley, Leon Norvell, Chris Volzke, John Gudger and Dale Smith were all present at this P&Z Meeting.

Others in Attendance: Megan Nelms, City Planner, Kevin O’Hearn, Building Official and Sabrina Kemper, Community Development Director, were also in attendance.

Chairman Leon Norvell called the Meeting to order at 5:04 PM on February 1, 2024, as a quorum was present.

Chairman Norvell asked board members if they had read the minutes of the December 7, 2023, P&Z Board meeting. Board Member Bob Greenley made a motion to approve the minutes as presented and Board Member Dale Smith seconded the motion. The Chairman called for a vote to pass the minutes of the 7th of December 2023 P&Z meeting. All ayes, motion passed.

Leon asked Megan to present the first agenda item. Megan introduced case number 24.01 FSP, the Final Plat for C&S Subdivision.

Background:

The applicant is proposing to subdivide approximately 8.06-acres into two (2) lots, one 3.68-acres in size and the other being 4.38-acres in size.

Notifications were sent to utility reviewers on January 19, 2024:

No comments were received from external and internal staff reviews. Megan provided an overview subdivision request:

Planning Considerations:

1. Each proposed lot will need to have its own water and sewer service.
2. Verify that the water and sewer services from the buildings on the south end of proposed Lot 1 are not connected with the service on proposed Lot 2 before they run to the main in the street right-of-way.
3. Survey Reviews:
 - a. Add SPC NAD 83(2011), elevation NAVD88, convergence and combined factor to two of the property corners
 - b. Add a closure statement

MINUTES OF THE 1ST OF FEBRUARY 2024

MILLS PLANNING & ZONING BOARD MEETING

- c. Show the controlling corners east and west along the south line of Zero Rd
- d. Verify there is a tie at the POB, and if so, add to the legal description.
Reconsider direction
- e. Show any controlling corners to establish Chapman Place
- f. Show the record along with measured distances around the parcel
- g. Provide the status of the recovered iron pins

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the final plat for C&S Subdivision, pending completion of all planning considerations.

Chairman Norvell thanked Megan and asked if there were any questions from the Board. Board Member Gudger inquired about the overhead power line and easements on the plat. Megan stated that the easement is shown, but staff is requesting they remove the label for the actual powerline infrastructure off the plat face and include it on an existing conditions site plan. There was general discussion about whether the existing buildings were fed off the same meter or not. Megan stated that there is a planning consideration related to separating the existing water service into two separate services, but that is because water is a service provided by the City. The property owners would need to deal directly with the electric and/or gas companies if they have concerns about having separate meters for those utilities.

Board Member Greenley asked what the rush was to get this approved? Megan stated she wasn't aware of any direct request to rush the approval, and she noted that from review comments and discussions with city Public Works staff, she is going to hold the plat for final approval by council until she receives verification that they have capped the shared water service and given proposed Lot 2 its own service.

Chairman Norvell then asked if there was any further discussion. There was none so he called for a motion. Board Member Chris Volzke made a motion to provide the City Council with a "Do Pass" recommendation for final plat of C&S Subdivision. Board Member John Gudger seconded the motion. All voted in favor, motion carried.

Chairman Norvell then asked Megan to present the next case on the agenda, the final plat for Platte Riverfront, case number 24.02 FSP.

Background:

The applicant is proposing to subdivide approximately 46.68-acres into three (3) lots, one 6.68-acres, one 18.12-acres and the third being 21.88-acres in size.

Notifications were sent to utility reviewers on January 26, 2024:

No comments were received from external and internal staff reviews. Megan provided an overview subdivision request:

MINUTES OF THE 1ST OF FEBRUARY 2024

MILLS PLANNING & ZONING BOARD MEETING

Planning Considerations:

1. Provide the instrument number for the 60' wide access and utility easement to proposed Lot 3.
 - a. The access easement has no ties to a defined corner. Add the ties so the easement can be located.
2. Submit a site plan showing all existing infrastructure on the property, including the existing pathway on proposed Lot 1.
3. Locate the existing pathway on proposed Lot 1 within an easement or show and label if easement is existing.
4. Survey Review:
 - a. Label the quarter sections on the plat face.
 - b. Block 8 is referenced in the Dedication, add label on the plat face.
 - c. Verify the found rebar monument shown on the east line of the parcel with no dimensions.
 - d. The southeast line of the plat along the river has no monuments shown. Verify the line is not located in the river and set monuments at the angle points.
 - e. The monument symbol at the most southerly corner of Lot 2 is not on the corner. Move to the corner of the lot. If it is a witness corner, add label accordingly.
 - f. The sum of the lot acreage on the plat face does not match the acreage provided in the dedication.

Staff Recommendation: Staff recommends the Planning and Zoning Board approve the final plat for Platte Riverfront, pending completion of all planning considerations.

Chairman Norvell thanked Megan and asked if there were any questions from the Board. Sabrina Kemper, Community Development Director, was in attendance to represent the applicant as the City is somewhat party to this request. Director Kemper gave a brief overview of the Wyoming Business Council grant and load project the City is completing with Austin Engineering. She stated that when everything is completed, Austin Engineering will have constructed a new shop on proposed Lot 3 and the City will own proposed Lot 1.

Board Member Smith asked what the city's plans were for Lot 1? Director Kemper replied that the city is not in a rush to make any decisions about the property. It is worth noting that the entirety of the property is in the floodplain. She said there have been suggestions of a boat ramp since the other one frequently gets congested, but as of right now, there are no plans for the property. They are not planning to demolish trees or make any other changes to the property. Kevin O'Hearn noted that it is very expensive to build in the floodplain and so it would be unlikely that the city would be constructing anything on the property.

MINUTES OF THE 1ST OF FEBRUARY 2024

MILLS PLANNING & ZONING BOARD MEETING

Board Member Greenley noted that there is an old, abandoned home on the property. He said that it has been there since about the 1920's and could potentially be a historic structure. There was general discussion about the Austin property and what they will be constructing and the parameters of the grant/loan agreement with the Business Council.

Chairman Norvell then asked if there was any further discussion. There was none so he called for a motion. Board Member Bob Greenley made a motion to provide the City Council with a "Do Pass" recommendation for the final plat of Platte Riverfront. Board Member Chris Volzke seconded the motion. All voted in favor, motion carried.

With no further business, Chairman Norvell declared the meeting adjourned at 5:49 PM.

Leon Norvell, Chair

Attested: Sarah Osborn



Wyoming Secretary of State

2020 Carey Avenue, Suite 700
Cheyenne, WY 82002-0020
Ph. 307.777.7311
Fax 307.777.5339
Email: Business@wyo.gov

WY Secretary of State
FILED: 12/18/2018 09:55 AM
Original ID: 1980-000062143
Amendment ID: 2018-002460284

**Foreign Profit Corporation
Application for Amended Certificate of Authority**

Pursuant to W.S. 17-16-1504 the undersigned corporation hereby applies for an Amended Certificate of Authority.

Current Information on File:

1. Name of the corporation:

WOTCO Inc.

2. Organized under the laws of: Delaware

(State or country)

3. Period of duration: perpetual

(This is referring to the length of time the limited liability company intends to exist and not the length of time it has been in existence. The most common term used is "perpetual.")

Amended Information:

(Check all that apply and enter the changes in the appropriate fields.)

4. New Company Name:

Austin Engineering USA, Inc.

5. New State or Country of Incorporation:

6. New Period of Duration:

Signature:

(May be executed by Chairman of Board, President or another of its officers.)

Date: 10/31/2018

(mm/dd/yyyy)

Print Name: Shane Fox

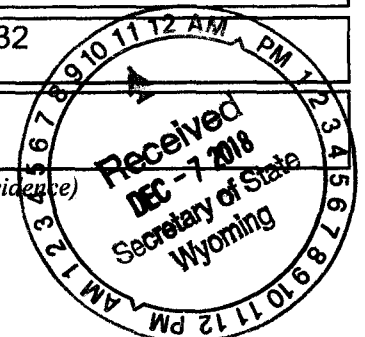
Contact Person: Shane Fox

Title: CFO

Daytime Phone Number: 307-233-9032

Email: sfox@wstch.com

(Email provided will receive filing evidence)
*May list multiple email addresses



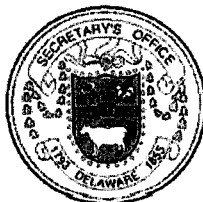
Delaware


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The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "WOTCO INC.", CHANGING ITS NAME FROM "WOTCO INC." TO "AUSTIN ENGINEERING USA, INC.", FILED IN THIS OFFICE ON THE TWENTY-FIFTH DAY OF OCTOBER, A.D. 2018, AT 2:12 O`CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE KENT COUNTY RECORDER OF DEEDS.




Jeffrey W. Bullock, Secretary of State

463825 8100
SR# 20187322790

Authentication: 203692376
Date: 10-26-18

You may verify this certificate online at corp.delaware.gov/authver.shtml

**CERTIFICATE OF AMENDMENT
OF
CERTIFICATE OF INCORPORATION**

WOTCO INC., a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "*Corporation*"),

DOES HEREBY CERTIFY:

FIRST: That the Board of Directors of the Corporation, by the unanimous written consent of its members, filed with the minutes of the Board of Directors, adopted a resolution proposing and declaring advisable the following amendment to the Amended and Restated Certificate of Incorporation of the Corporation:

RESOLVED, that the Amended and Restated Certificate of Incorporation of the Corporation be amended by changing Article First thereof so that, as amended, said Article shall be read as follows:

FIRST: The name of the corporation (the "*Corporation*") is:

Austin Engineering USA, Inc.

SECOND: That in lieu of a meeting and vote of stockholders, the stockholders of the Corporation have approved and adopted said amendment by written consent in accordance with the provisions of Section 228 of the General Corporation Law of the State of Delaware.

THIRD: That the aforesaid amendment was duly adopted in accordance with the applicable provisions of Sections 242 and 228 of the General Corporation Law of the State of Delaware.

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed this 25th day of October, 2018.

By: CHayward
Name: Christine Maree Hayward
Title: Chief Financial Officer and Secretary

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "AUSTIN ENGINEERING USA, INC." IS DULY INCORPORATED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL CORPORATE EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2018.



463825 8300

SR# 20187414735

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203723491

Date: 10-31-18

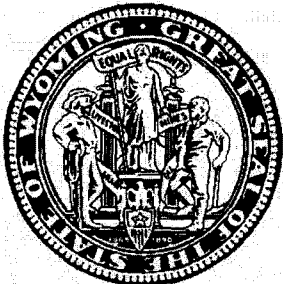
STATE OF WYOMING
Office of the Secretary of State

I, EDWARD A. BUCHANAN, Secretary of State of the State of Wyoming, do hereby certify that the filing requirements for the issuance of this certificate have been fulfilled.

CERTIFICATE OF NAME CHANGE

Current Name: **Austin Engineering USA, Inc.**
Old Name: **Wotco Inc.**

I have affixed hereto the Great Seal of the State of Wyoming and duly executed this official certificate at Cheyenne, Wyoming on this **18th** day of **December, 2018**



Filed Date: 12/18/2018

Edward A. Buchanan
Secretary of State

By: Jordyn Gray