

**REGULAR CITY COUNCIL
MEETING**

August 22, 2023

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

Mayor:
Leah Juarez
Council President:
Sara McCarthy
Council Members:
Cherie Butcher
Brad Neumiller
Tim Sutherland

MINUTES

CALL TO ORDER

ROLL CALL

PRESENT

Mayor Leah Juarez
Council President Sara McCarthy
Council Member Cherie Butcher
Council Member Brad Neumiller
Council Member Tim Sutherland

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Liquor Licenses

Mayor closed the Council Meeting at 7:04pm.

Mayor opened the Public Hearing at 7:04pm.

Bayou Liquors, Wyoming Downs LLC, Cundybiz LLP (DBA Uncorked Fine Wine and Spirits), D's Oregon Trail Bar Inc., The Hideaway Bar LLC, Homax Oil Sales Inc., Mountain View Discount Liquors LLC, Maverik Inc., Hindsite Investments (DBA b Diesels Bar and Grill), and Backwards Distilling Company Inc.

- Liquor licenses satisfied requirements for all renewals
- No one spoke in favor of item
- Not one spoke in opposition of item

Public hearing declared closed at 7:08pm

Mayor opened the Council Meeting at 7:08pm

CONSENT AGENDA

Minutes

2. Council Meeting Minutes 8-8-2023

Motion made by Council Member Neumiller, Seconded by Council President McCarthy.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

City Licenses

3. City Licenses 8-22-2023

Motion made by Council Member Neumiller, Seconded by Council President McCarthy.

Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

Financial Approvals

4. Financial Breakdown Reports 8-22-23

Motion made by Council Member Neumiller, Seconded by Council President McCarthy.

Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

ORDINANCES AND RESOLUTIONS

5. OSI Plat Resolutions 2023-28: A Resolution for OSI District, A Vacation and Replat of A Lots 0-1 All, and a portion of Lots 2 and 5 (5' Strip) of Cosllo's District, City of Mills

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.

Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

6. Fire Truck Resolution 2023-32: A Resolution authorizing the City of Mills to enter into a memorandum of understanding with the Town of Bar Nunn for the provision of a reserve brush truck

Motion made by Council Member Neumiller, Seconded by Council Member Sutherland.

Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

7. SIPS Parking Waiver Resolution 2023-33: A Resolution approving a waiver to the off-street parking requirements for drive-up facilities for eating and driving establishments on Block 54, Excluding HWY row, City of Mills, Wyoming

Motion made by Council President McCarthy, Seconded by Council Member Butcher. Discussion: Council Member Neumiller recommended approval from updated site plan

Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

8. SIPS Site Plan Resolution 2023-34: A Resolution for approval of a site plan for Proposed 240 sq. ft. Commercial Building, Location at (733 6th St.) Block 54, Excluding HWY Row, City of Mills, Wyoming

Motion made by Council Member Neumiller, Seconded by Council Member Sutherland.

Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

9. Ordinance 801: Second Reading: An Ordinance Amending Certain Sections of Chapter 2.20 Pertaining to Emergency Powers of the Fire Chief

Motion made by Council President McCarthy, Seconded by Council Member Neumiller.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

10. **Ordinance 802: Second Reading:** An Ordinance Amending Section 6.06.060 of the Mills City Code

Motion made by Council Member Neumiller, Seconded by Council Member Butcher.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

11. **Ordinance 803 First Reading:** An Ordinance to Rezone Lots 9-16, Block 49 and Lots 4-12, Block 44, and Lots 3-7, Block 55, and Lots 1-14, Block 45, Excluding HWY Row Lots 8-11, Block 55, Excluding HWY Row, City of Mills, Natrona County, From ER (Established Residential District) and MU (Mixed Use District) to EB (Established Business District) and PLI (Public Land Institutions)

Motion made by Council Member Neumiller, Seconded by Council Member Sutherland.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

COUNCIL APPROVALS

12. **Rate Changes for Water and Sanitation**

Motion made by Council Member Neumiller, Seconded by Council President McCarthy.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

13. **Bid Approval for a Mower for Public Works**

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

14. **Bid Approval for (2) New Police Interceptor Utility**

Motion made by Council Member Neumiller, Seconded by Council Member Sutherland.
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

15. **MOU - Bar Nunn Bush Truck**

NEW BUSINESS

OPEN DISCUSSION

- Rocky Carlson had concerns about the SIPS Coffee location, site plan, and backing traffic up on all sides of property.
- Christy Carlson brought up the letter regarding the location, and asked if public comment was allowed?
- Robert Hubbard had concerns about location of SIPS Coffee and where the public will park.
- Scott Clamp asked if Johnson Avenue had ever been vacated. Also voiced concerns about the traffic problems that SIPS Coffee may cause.
- Mary McMillian had concerns about rezoning the lots next to her house.
 - Megan elaborated on the rezoning standards and assured Mary that her property is grandfather in, that there will be commercial overlays with restrictive usages and no large parking lots.

- Council Member Neumiller commented that the overlay is for future properties and there will be restrictions on what can be constructed on the area.
- Mayor Juarez explained that our long term goal is to make the city look good with the brand new riverfront, less trailer houses, and construct a pedestrian area. She continued saying that we encourage the current citizens to stay in our city.
- Scott Clamp wanted to know more about the grandfather process and expressed what his property went through.
- Rocky Carlson reminded the council of Bob's fencing issue.
- Dave Nania purchased lots next to his business, and requested list of established businesses that would be allowed there. He is interested in building a small RV Park.
 - Megan has list of what kind of businesses are allowed. She feels that people will be surprised about list and we don't want to limit or prohibit what people can do.
 - Mayor Juarez suggested that Dave comes back to council to discuss business ideas in a month.
- EJ Harvey is concerned about the power rate increases 30-40% for City of Mills.
 - Mayor Juarez commented that the proposed rate increase is 21.7% (not including 7% that has already increased).
 - Mayor Juarez is scheduled to speak on behalf of City of Mills power rates on Thursday at the State Building at 5:30pm. She invited all to attend.

EXECUTIVE SESSION

16. Legal: No action on legal issue

Motion made by Council Member Butcher, Seconded by Council President McCarthy.
 Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

17. Personnel – No action on personnel issue

Motion made by Council Member Neumiller, Seconded by Council President McCarthy.
 Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

18. Personnel – No action on personnel issue

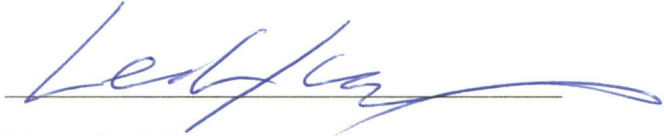
Motion made by Council Member Neumiller, Seconded by Council President McCarthy.
 Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - September 12th, 2023 @ 7:00pm / September 26th, 2023 @ 7:00pm

NEXT WORK SESSION - September 11th, 2023 @ 9:00am / September 12th, 2023 @ 6:00pm

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.



Mayor, Leah Juarez



City Clerk, Alyssa Hartmann

