

**REGULAR CITY COUNCIL  
MEETING**

**January 11, 2022**

**7:00 PM**

**City Hall**



**CITY OF MILLS**  
EST. 1921

**Mayor:**  
Seth Coleman  
**Council President:**  
Darla Ives  
**Council Members:**  
James Hollander  
Sara McCarthy  
Brad Neumiller

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**MINUTES**

**CALL TO ORDER**

Mayor called the meeting to order at 7:00pm.

**ROLL CALL**

**PRESENT**

Mayor Seth Coleman  
Council President Darla Ives  
Council Member Jim Hollander  
Council Member Sara McCarthy  
Council Member Brad Neumiller

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS**

1. 264 N 3rd Ave Dangerous Building: James Coleman:

Council President closed the Council Meeting at 7:00pm.

Mayor opened the Public Hearing at 7:00pm.

Council President Ives now declared the Public Hearing opened for considering 265 N 3<sup>rd</sup> Ave dangerous building for James Coleman. 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? The City Clerk stated that the certified mailing for James Coleman came back and that the paperwork should be turned over to the City Attorney to start the lien process. Is there anyone in the audience who wishes to speak in favor of this item? Ives asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there anyone in the audience who wishes to speak in favor of this item. No one spoke. Council President Ives asked if there was anyone in the audience who wishes to speak in opposition to this item. Ives asked is there anyone in the audience who wishes to speak in opposition to this item. No one spoke up. For a third and final time is there anyone in the audience who wishes to speak in opposition to this item. Council President Ives 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 7:03pm.

2. Special Review Permit For Johnny Mayer to allow a multi-family dwelling in a developing residential zoning district

Council President Ives opened the Public Hearing at 7:03pm.

Council President Ives now declared the Public Hearing opened for considering a Special Review Permit for Johnny Mayer for a multi-family dwelling in a developing residential zoning district. 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? The City Planner spoke up and stated that Johnny Mayer approached the P & Z and he just wants to put a small duplex single level on this lot. He already has a shed on that property. Is there anyone in the audience who wishes to speak in favor of this item? Johnny Mayer spoke up and stated that he wants to build this duplex where he will live in one and rent the other out. It will be a small duplex. It will have two bedrooms and a bath. He will be very selective of his renters. He will not allow pets, parties. He has put up new fences and will make it nice. There will not much lighting. He will be the landlord. The City Planner stated that this lot is 20,000 square feet. He stated that he might have his parents live in one since they are getting up there in age. Ives asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there anyone in the audience who wishes to speak in favor of this item. No one spoke. Ives asked if there was anyone in the audience who wishes to speak in opposition to this item. James Hollander spoke up and stated that he would like to see a single family residence built there. He lives right next door to Johnny Mayer. Ives asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. 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 7:10pm.

3. Special Review Permit for Michael George to Allow Car Sales in a Developing Business (D-B) Zoning District on Lot 2, Block 1 of the Austin Addition

Mayor Coleman opened the Public Hearing at 7:10pm

Council President now declared the Public Hearing opened for considering a Special Review Permit for Michael George to allow car sales in a developing business zoning district on lot 2, Block 1 of the Austin Addition. 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? The City Planner spoke up and stated that the P & Z has heard Michael George request to allow car sales. The Planner stated that he is worried about the right-a-way and that there was two in favor and one in opposition to this. He is also worried that there will be no parking lot. Is there anyone in the audience who wishes to speak in favor of this item? Jacob Norman the attorney for Michael George. He stated that there has been many improvements on the property. He also stated that Michael does not plan on selling a whole lot of cars there but will have it nice looking. City Planner asked about the right-a-way. He stated that he just learned about that and will work with him to make sure we meet the guidelines of the property. Mayor Coleman asked what are you going to do about parking? We can't have people parking on Poison Spider or on the side streets. Jacob stated that there is pavement in front of the building and they can part there. We will look into other options as well. Ives asked again if there was anyone in the audience who wishes to speak in favor of this item. Shelly Mollneauxz stated that she is not for or against this happening but is there speaking for her mother who

is older and could not make it in to talk. She wants to make sure that her mother will be safe and that nothing will harm her property. Her mother's place is across the street. She just wants to make sure the best interest of the residents are considered. She also wanted to know if he will have a license to sell cars. She also stated that since this property is on a corner there will be blind spots and really hard for people to see around. She wanted to know how far the cars will stick out. She understands about starting a business but it has to be right. She wants the property to be clean and will not block visibility. For a third and final time is there anyone in the audience who wishes to speak in favor of this item. No one spoke. Mayor Coleman asked if there was anyone in the audience who wishes to speak in opposition to this item. Mayor Coleman asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. 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 7:20pm.

Mayor Coleman opened the Council Meeting at 7:20pm.

## **CONSENT AGENDA**

### **Minutes**

#### **4. Council Meeting Minutes 12-14-2021**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

#### **5. Special Meeting Minutes 12-21-2021**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

### **City Licenses**

#### **6. New and Renewal of Business and Contractor Licenses**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

### **Financial Approvals**

**7. Fire Payroll Fire: 12-1-2021 to 12-12-2021**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member  
McCarthy, Council Member Neumiller

**8. Regular/Police Payroll: 12-6-2021 to 12-19-2021**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member  
McCarthy, Council Member Neumiller

**9. Regular/Police Payroll: 12-20-2021 to 1-2-2021**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member  
McCarthy, Council Member Neumiller

**10. Fire Payroll: 12-25-2021 to 1-5-2022**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member  
McCarthy, Council Member Neumiller

**11. Bill Breakdown 1-11-2022**

**ORDINANCES AND RESOLUTIONS**

**12. Ordinance 774: Second Reading: AN ORDINANCE TO REZONE BLOCK 44, LOTS 4-12, BLOCK 45, LOTS 1-14, BLOCK 46, LOT 1 AND BLOCK 55, LOTS 3-7, CITY OF MILLS, FROM ESTABLISHED RESIDENTIAL (E-R) TO MIXED USE (MU)**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member  
McCarthy, Council Member Neumiller

**13. Resolution 2022-1: A Resolution Approving A Special Review Permit Required for Multi-Family Dwellings in a Developing Residential (D-R) Zoning District on Lot 27, Block 11, Mountain View Suburb Block 11, Lots 25,26 & 27**

Motion made by Council Member Neumiller, Seconded by Council Member McCarthy.  
Voting Yea: Mayor Coleman, Council Member McCarthy, Council Member Neumiller  
Voting Nay: Council President Ives  
Voting Abstaining: Council Member Hollander

- 14. Resolution 2022-2:** A Resolution Approving a Special Review Permit to Allow Motor Vehicle Sales Within a Developing Business (D-B) Zoning District on Lot 1, Block 2 of the Austin Addition

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

Mayor asked if there were any questions. Some questions that were brought up were clear view from the corner. Will cars be able to see around the cars on the lot. Concerned about mud and that there is not parking lot. Jacob spoke back up and he stated that the vehicles will probably have to be close to the building and he again will work with the City Planner to make this right. We are happy to work with Mr. Radden and get things right. The City Planner stated to Council that if conditions are not met then Council can pull the permit. City Attorney asked the attorney for Michael what his timeline was for the dealer license. We have everything we need to get this going just waiting on the resolution to pass. The City Attorney asked if they could table this and wait and give Council some time to get the details worked out. Again, the City Planner stated that this type of permit can be pulled at any time if the owner is not meeting the conditions that Council sets out. Mayor stated that since he wants to put conditions on this so the City Attorney stated we should revoke the first motion given. Council President Ives withdrew her motion. The conditions that the Mayor wanted to get resolved are as follows: Parking for customers, right-a-way (barrier so vehicles are not parked on that) parking of cars, Vehicles prohibit a clear view, tracking mud on the street, most business have a parking lot for people to come to this business.

Mayor wanted these conditions to be noted. Mayor Coleman is asking for a motion to approve the conditional use permit contingent on the City Planner and the City Administrator working with the business owner to mitigate the issues brought up in this meeting and document in writing. Neumiller so moved.

- 15. Resolution 2022-3:** A Resolution for Approval of the Minor Boundary Adjustment Plat for Lot 21, Buffalo Meadows Addition and Tract 3, Buffalo Meadow Addition to the City of Mills, Adjusting the Shared Boundary Line Between said Lot 21 and Tract 3 to Create Two Newly Configured Parcels. That Shall Be Known as Lot 21 A, Buffalo Meadow Addition and Tract 3A, of the Buffalo Meadows Addition

Motion made by Council Member Neumiller, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

- 16. Resolution 2022-4:** A Resolution to Support The Establishment of a Film Office Within The Visit Casper Organization to Facilitate The Production of Movies, Documentaries, Television Programs, Commercials and Other Visual Media Within Natrona County

Motion made by Council President Ives, Seconded by Council Member McCarthy.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

- 17. Resolution 2022-5:** A Resolution Regarding Negotiations With the Natrona County Health Department

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**18. Resolution 2022-6: A Resolution to Authorize the City of Mills to Participate in a Community Grant Program with Wyoming Community Gas to Apply for Funds**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**COUNCIL APPROVALS**

**19. Council Approval of the Lessees Resolution for the Lease of Police Cars**

Motion made by Council Member McCarthy, Seconded by Council President Ives.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**20. Council Approval of the December 2021 Treasurer Report**

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

**OPEN DISCUSSION**

Cheryl Parlett from Cherries was here to answer any questions about her new business opening up. She has an adult store with lingerie. She is ready to open and wants to make sure that the Council does not have a problem with it. Councilman Ives asked since there is going to be adult toys are they are going to keep away from children. Cheryl son who was present as well stated that they will be in the back and you have to show ID to get in. The age is 18 to be back there. Cheryl stated it will be watched very closely. She stated that she plans to open on Monday the 17<sup>th</sup> of January.

Mayor recessed the Council Meeting for a brief break at 7:35pm.

Mayor opened the Council Meeting at 7:52pm.

**EXECUTIVE SESSION**

**21. Legal Issue**

Mayor asked for a motion to go into Executive Session for a Legal Issue at 7:52pm.

Motion made by Council President Ives, Seconded by Council Member McCarthy.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy, Council Member Neumiller

Back from Executive Session at 8:13pm: No Action Taken

**22. Personnel Issue**

Mayor aske for a motion to go into Executive Session at 8:13pm.

Motion made by Council Member Neumiller, Seconded by Council Member Hollander.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member  
McCarthy, Council Member Neumiller

Back from Executive Session at 8:15pm: No Action Taken

**ADJOURNMENT**

Mayor asked for a motion to adjourn the meeting at 8:16pm.

Motion made by Council President Ives, Seconded by Council Member McCarthy.  
Voting Yea: Mayor Coleman, Council President Ives, Council Member Hollander, Council Member McCarthy,  
Council Member Neumiller

**NEXT MEETING** - January 25th, 2022 @ 7:00pm/ February 8th, 2022 @ 7:00pm

**NEXT WORK SESSION** - January 25th, 2022 at 6:00pm/ February 7th, 2022 @ 9:00am

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, Seth Coleman



City Clerk, Christine Trumbull

