

**REGULAR CITY COUNCIL  
MEETING**

**November 14, 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

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**MINUTES**

**CALL TO ORDER**

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

**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**

**CONSENT AGENDA**

**Minutes**

1. Council Meeting Minutes 10-24-2023

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. Motion Passes.

**City Licenses**

2. New and Renewal Business and Contractor Licenses 11-14-2023

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. Motion Passes.

**Financial Approvals**

3. Financial Breakdown 11-14-2023

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. Motion Passes.

4. Treasurer Reports October 2023

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. Motion Passes.

**ORDINANCES AND RESOLUTIONS**

5. Resolution 2023-43: A Resolution for Midway Subdivision, An Addition to the City of Mills

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

Mayor asked if we had a report from staff on this. City Planner stated case number 23.07 FSP. This applicant is proposing to subdivide approximately 39.69 acres into an 18 lot industrial subdivision. Each lot averages approximately 1.50 acres in size. It is currently zoned as EI ( Established Industrial). No change in zoning is required. The Planning Commission are forwarding there due pass from the October 5<sup>th</sup>, 2023 meeting. They are asking council to approve the recommended final subdivision plat. The City Planner also stated that the applicant is here is you have any questions.

Steve Loftin of Tetral Corporation of Casper was present to answer any questions. Mayor stated that we have a few questions. Councilman Neumiller asked what is going on with Lot 11. He wanted to know why they did not dedicate it as a road. Steve stated that he made it a lot because whoever buys it can pay for the street to go into. It was stated that if anyone wanted to develop the land to the west there is utilities there. Mayor wanted to know if they feel confident that would not hinder growth. Steve stated that the lot is wide enough to make a street the regular size and if the landowner to the west purchased it then they would have to put the street in. Councilman Neumiller stated again, that the piece of land is an undevelopable lot and she be used as it was intended for. Steve stated then he could not sell it to someone who wanted to buy it. The person who buys it will have access to all the streets Lot 11 belong to Dennis Rivit. Mayor stated that we have a few questions about the Sinclair line. Do they still own it? Steve stated that he is not sure of the date he acquired it but it was abandoned when he got it.

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

6. Resolution 2023-44: A Resolution for Approval of A Site Plan for Phase 1 (37,920 SQ FT ) Of A Proposed 82,220 SQ FT Public K-12 School Building

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

Mayor asked if we had a report from staff on this. The case number is 23.01 SKC. The applicant is wanting to propose to construct a new K-12 school on lot 1 of the Mountain Meadows No 2. It is a phased development with phase 1 consisting of a two-story classroom building for grades K-6. The Planning and Zoning board made a do pass recommendation for this site plan application.

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

7. Ordinance 806: THIRD AND FINAL READING: An Ordinance Regarding Business License Fees

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. Motion Passes.

**8. Ordinance 807: First Reading: An Ordinance Providing for Certain Fine for Violations by Liquor License Holders**

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

**9. Ordinance 808: First Reading: An Ordinance Amending 5.04.180 to be 5.08.180**

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. Motion Passes.

**10. Ordinance 809: First Reading: An Ordinance Amending Title 2**

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

## **COUNCIL APPROVALS**

**11. Council Approval of the RFP from CEPI for Surveying Services**

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. Motion Passes.

## **NEW BUSINESS**

**12. Council Business: Wyoming Downs / Beacon**

Mayor wanted to let the representatives from Wyoming Downs/Beacon know that the issues that have been going on over there are very serious. She asked for a report from staff on this. Fire Chief Gay gave some numbers from the previous year to current. Last year from August of 2022 to July 2023 there were 10 calls to the Beacon. August 2023 to current there have been 5 calls. If this trend continues the calls will be super high. Not all were medical but a lot of them were. Next, the Police Chief Preciado stated that he will also give the numbers from the previous year to current. Last year from August 2022 to July 2023 there were 83 calls to the Beacon. From August 2023 to current there has already been 45 calls in three months. The calls have been for gun shots, stabbings, assault, over serving. This is a huge issue. The Mayor stated that she has been out with the police at all hours and has witnessed over serving and aggressive behavior from the bouncers and hostility with the bouncers and the customers. Starting the fighting and using force is not a way to keep a business running smoothly. The Mayor also stated that she feels that it starts with the leadership and the management in the bar to get a hand on the issue. The Mayor asked if there is anyone to speak for Wyoming Downs on this issue. Traci Lacock legal counsel for Wyoming Downs wanted to thank the council for letting her

speaking. She wanted to emphasize that this is a very serious issue and they are taking the necessary steps to getting this issue resolved. They have started a step process and she will go over the steps now. First, they have started an online incident form. As something happens the right people will get the incident form right away. They are improving their cameras in the building and the parking lot. She also wanted to thank the police and fire for helping out with these serious issues. She reassured the council that they bouncers will be going through security classes and a new training program for them. We are also increasing the pay to attract better personnel. She was wondering if the police could help out with some of the training they may need or have an officer there in the building. The Mayor stated that the City has spent already a lot of resources from the calls and feels that having an officer there would not be in the best interest of the City. Traci stated that we will take the help where ever you can give. Traci also stated that all the employees have been "TIPS" trained. Mayor stated she thinks that your employees should go through the program again to learn about over serving and checking ID'S. Mayor stated that you need to hold your employees more accountable. Traci stated that if council has any questions she has John Moore head of security on the phone, two of her managers from the bar and Lou from the marketing department. Traci again, wanted to thank the council for listening and if they see any more issues happening please reach out to her. The safety of the customers and employees is a serious issue and we are on top of fixing it. It will take some time but please know we are working on it. Let's keep an open communication line between us and we will reach out to the police for advice and help with training. Traci also stated that she is thank for the advance notice and letting us come speak.

#### **OPEN DISCUSSION**

Mayor asked if there was anyone in the audience who wished to speak in open discussion. She asked again and no one came forward.

#### **ADJOURNMENT**

Mayor asked for a motion to adjourn the Council Meeting at 7:28pm.

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

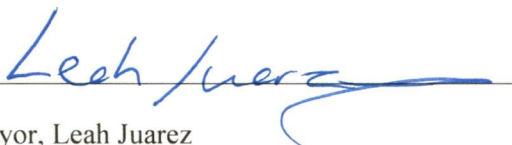
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland. Motion Passes.

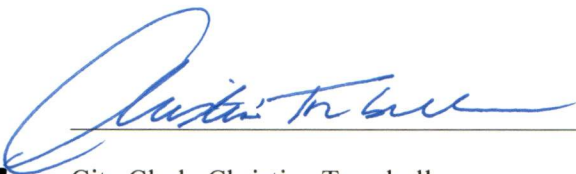
#### **AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - December 12th, 2023 @ 7:00pm.

**NEXT WORK SESSION** - December 11th, 2023 @ 9:00am/ December 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.

  
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Mayor, Leah Juarez



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City Clerk, Christine Trumbull

