

**REGULAR CITY COUNCIL
MEETING**

October 14, 2025

7:00 PM

City Hall



CITY OF MILLS
EST. 1921

Mayor:

Leah Juarez

Council President:

Brad Neumiller

Council Members:

Cherie Butcher

Sara McCarthy

Tim Sutherland

MINUTES

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Ridgewest Rezone

President Neumiller closed the Council Meeting at 7:02pm

President Neumiller now declared the Public Hearing opened for the consideration of the Ridgewest Rezone. The hearing will be conducted in accordance with the state statutes, Mills Council procedures and other applicable laws. The hearing has been set and advertised in accordance with the statutes. I could ask those individuals who wish to address the council on this issue to approach the lectern and state your name for the record. Do I have a report from staff? The City Planner came forward and gave a summary of the rezone. The Mountain Meadows No. 2, Lot 2A Rezone Report outlines a proposal by the City of Mills to rezone property located along Robertson Road from Urban Agriculture (UA) to Residential 1 (R-1). The parcel, currently vacant grassland, lies on the western edge of Robertson Road, bordered by the Wyoming Classical Academy to the north and county properties to the south and west. The proposed zoning change is intended to create continuity with the Robertson Heights subdivision to the east, replacing an isolated agricultural zoning strip with residential zoning that better reflects existing and planned development patterns. According to planning staff, the rezone will create a compatible transition between the suburban form of Robertson Heights and the semi-rural characteristics of Platte View Estates, supporting balanced growth along Robertson Road while maintaining the rural edge farther west.

The staff report emphasizes that municipal infrastructure—including water, sewer, police, and fire services—has already been extended to the area, making the site “infrastructure-ready” for residential development. By allowing infill single-family housing within City limits, the proposal supports housing demand in Mills and Natrona County without requiring additional infrastructure investment or further boundary expansion. The rezone also aligns with the City’s Comprehensive Plan, which promotes residential growth along established corridors served by existing utilities, and with the 2016 Natrona County Land Use Plan, which designates this area for development as part of selenium mitigation efforts.

Public engagement included an initial hearing on October 14, 2025, where two written objections were received from Donald Oaks, an adjacent landowner. Following the public process, planning staff recommended approval of the rezone based on its consistency with Title 17 zoning purposes, infrastructure readiness, and housing needs. The Planning and Zoning Commission concurred, voting to recommend approval on October 2, 2025. President Neumiller asked, is there anyone in the audience who wished to speak in favor of this item?

Sean Gustafson of ECS Engineers spoke in support of the proposed rezone for Mountain Meadows No. 2, Lot 2A, stating that the change was logical and compatible with the surrounding neighborhood. He agreed with the findings of the staff report, emphasizing that the R-1 zoning classification appropriately fits the character and existing development patterns of the area. Gustafson noted that the rezone represents a natural and reasonable extension of nearby residential zoning and would support the City's efforts toward cohesive and orderly growth along Robertson Road.

President Neumiller asked two more times, is there anyone in the audience who wishes to speak in favor of this item? Is there anyone in the audience who wishes to speak in opposition of this item?

Dan Schiringer, a long-time property owner to the south of the proposed rezone area, shared concerns regarding the Mountain Meadows No. 2, Lot 2A project. Schiringer, who has operated a horse boarding stable and storage business on his property for over 30 years, explained that while he is not entirely for or against the rezone, he has significant reservations about its potential impacts. His primary concern involved property boundaries and safety, noting that he maintains steel pipe fencing with a small gap between his fence line and a barbed-wire boundary. He expressed worry about children entering his property, potentially risking injury from the horses, and requested clarification on whether any additional fencing or barrier would be installed to prevent access.

Schiringer also raised broader land use and fairness concerns, emphasizing that his business and neighboring properties encompass roughly 160 acres of horse and agricultural land that were not addressed in the project discussion. He questioned how residential development might affect property taxes for existing landowners, arguing that it would be unfair for his taxes to increase due to new housing construction.

Additionally, Schiringer cited traffic and infrastructure issues, referencing prior meetings about road improvements along Robertson Road, including possible roundabouts. He suggested that right- and left-turn lanes would be a better solution for managing traffic flow. He also objected to the idea of widening sidewalks in front of his property, explaining that relocating his fences could cost tens of thousands of dollars, referencing a past incident where the state had to reimburse him \$97,000 for similar work. Concluding his remarks, Schiringer said he could not support the rezone unless city officials met with him and neighboring property owners to address their questions and concerns about safety, traffic, and property impacts.

Mary Peterson, a property owner to the west of the proposed Mountain Meadows No. 2, Lot 2A development, spoke in opposition to the rezone. Peterson explained that several years ago she had been approached by the developer about an easement trade, which she initially supported under the impression that the project would consist of large-acre residential lots designed to preserve the rural and country character of the neighborhood. The earlier concept she was shown reportedly included around 20 to 25 lots, with features such as paved roads, access to city utilities, and possible sewer connections—elements that she viewed favorably at the time. However, Peterson stated that the current proposal's density, with approximately 80 to 85 lots, was vastly different from what she was originally told and would substantially alter the area's rural atmosphere.

She expressed deep concern about the loss of the country look and feel that defines the neighborhood, stating that the proposed development's density was inconsistent with surrounding large-lot properties. Peterson also echoed the concerns of other landowners, particularly regarding potential tax increases and impacts on the character of the community. Concluding her remarks, she reiterated her opposition to the rezone, emphasizing her disappointment over the shift from a low-density, rural-style plan to one she believes is overly dense for the area.

President Neumiller asked two more times if there was anyone in the audience that would like to speak in opposition to this item? Hearing no others speaking for or against this item, I now declare the public hearing closed.

President Neumiller opened the Council Meeting at 7:14pm

At the close of the discussion, it was noted that another public hearing on the Mountain Meadows No. 2, Lot 2A rezone would be held in the coming weeks before any formal action or decision is made by the City Council. Attendees and nearby property owners were encouraged to participate in that upcoming meeting to share their comments and hear additional information regarding the proposal.

CONSENT AGENDA

Minutes

2. Council Meeting Minutes 9-23-25

City Licenses

3. New / Renewal Business / Contractor Licenses and Home Occupation Permits

Financial Approvals

4. Financial Breakdown - Check Register & Future ACH/EFT Transactions
5. PAID ACH / EFT Transactions
6. Regular / Police Payroll 9-8-25 to 9-21-25
7. Fire Payroll 9-11-25 to 9-22-25
8. Regular / Police Payroll 9-22-25 to 10-5-25
9. Fire Payroll 9-23-25 to 10-4-25
10. Transmittal Transactions

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

OPEN DISCUSSION

Mayor Leah Juarez addressed several of the public concerns raised during the hearing on the Mountain Meadows No. 2, Lot 2A rezone. She began by acknowledging the issues related to fencing and property safety, explaining that the City currently has no specific ordinance provisions requiring fencing between residential and agricultural or commercial properties beyond the general regulations that apply to individual yards. While she recognized the concerns expressed about barbed wire and potential safety risks to children near livestock areas, she clarified that those matters would typically be addressed through homeowners' association (HOA) standards rather than city code.

Regarding traffic and roundabouts, Mayor Juarez noted that any mention of roundabouts along Robertson Road was only a conceptual discussion, not an approved or finalized design. She emphasized that the City Council does not support roundabouts at this time, reiterating that such ideas are merely preliminary proposals within larger transportation planning efforts.

On the topic of property taxes, Mayor Juarez clarified that the City of Mills has no authority over county-level tax assessments, and that the presence of new housing should not directly affect the tax rates of surrounding rural properties. She explained that rural land and residential homes are assessed separately, meaning the rezone itself would not automatically lead to increases for adjacent landowners.

Finally, Mayor Juarez addressed Mary Peterson's concerns about prior easement discussions and changes to the development's layout and density. She expressed empathy for the situation, acknowledging that it was "unfortunate" when early agreements or concept discussions do not carry forward as binding conditions of development. She stated that while she understands Peterson's frustration over the change from larger-lot concepts to a higher-density proposal, the City must evaluate rezones based on current applications, infrastructure capacity, and compliance with Title 17 and the City's Comprehensive Plan.

Dan Schiringer, the property owner to the south of the proposed Mountain Meadows No. 2, Lot 2A development, returned to the podium to thank the Council and staff for addressing his earlier concerns and to provide additional clarification. He reiterated that while he is not entirely opposed to the project, there are several serious issues that need to be resolved before it moves forward. Schiringer explained that one of his main concerns involves fencing and safety around his horse boarding facility, noting that horses tend to "crib," or chew on wooden fencing. He warned that if new residents install cedar or vinyl fencing too close to his property line, the horses could damage it, creating costs for both property owners. To prevent this, he suggested that developers or builders include an additional four to five feet of buffer space between his existing steel fencing and any new fences constructed by homeowners—providing a total of about ten feet of separation that would minimize both maintenance and safety issues.

Schiringer also raised a long-standing concern about drainage and stormwater runoff in the area, referencing a large ravine on his property that the county previously identified as a major drainage channel for surrounding lands. He warned that any alteration to the existing flow patterns could risk pushing water toward the Wyoming Classical Academy to the north or neighboring properties such as the Oaks property to the south, which could cause flooding or erosion. He urged the City and engineers to carefully evaluate the stormwater design to ensure that runoff continues to flow through established drainage routes and does not create new impacts.

President Neumiller ensured Council and Schiringer that stormwater management plans are being fully engineered and that runoff from the rezone area would be properly directed and contained without negatively affecting neighboring properties. Gustafson added that the drainage patterns near Schiringer's ravine would remain largely unchanged, with the same amount of land continuing to flow through that system while the remainder is diverted elsewhere. Council members and staff acknowledged that fencing concerns may ultimately fall under HOA oversight, but appreciated Schiringer's input as valuable insight for potential buyers and planners, noting that understanding the proximity to livestock operations is important in designing neighborhood buffers. Schiringer concluded by expressing appreciation for the discussion and the Council's willingness to listen, reiterating his hope to remain informed as drainage and fencing plans are finalized.

ORDINANCES AND RESOLUTIONS

11. ~~ORDINANCE NO. 831~~

~~ORDINANCE CONCERNING GAMING~~

12. RESOLUTION NO. 2025-33

RESOLUTION AMENDING BOND SCHEDULE

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

13. RESOLUTION NO. 2025-34

RESOLUTION REGARDING THE CONSOLIDATION OF FOUR LOTS INTO TWO

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

14. ~~RESOLUTION NO. 2025-35~~

~~RESOLUTION CONCERNING GAMING~~

COUNCIL APPROVALS

15. Agreement for Medical Transportation Services

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

EXECUTIVE SESSION

16. Legal Matter

Council President Neumiller asked for a motion to go into executive session for a legal matter at 7:24pm. Motion made by Council Member Sutherland to go into executive session for a legal matter, Seconded by Council Member McCarthy, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:33pm.

No action is necessary.

17. Legal Matter

Council President Neumiller asked for a motion to go into executive session for a legal matter at 7:33pm. Motion made by Council Member Butcher to go into executive session for a legal matter, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:45pm.

18. Legal Matter

Council President Neumiller asked for a motion to go into executive session for a legal matter at 7:45pm. Motion made by Council Member McCarthy to go into executive session for a legal matter, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 7:57pm.

ADJOURNMENT

President Neumiller asked for a motion to adjourn the meeting at 7:57pm. Motion made by Council Member Sutherland to adjourn the meeting; Council Member McCarthy seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

City Hall will be closed on Tuesday, November 11, 2025 in observance of Veterans Day.

The regular City Council meeting is rescheduled to Monday, November 10, 2025 at 7:00 PM

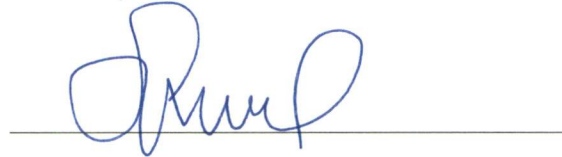
NEXT MEETING – October 28, 2025 at 7:00pm / November 10, 2025 at 7:00pm

NEXT WORK SESSION – October 28, 2025 at 6:00pm / November 10, 2025 at 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.



President, Brad Neumiller



City Clerk, Sarah Osborn

