

WORK SESSION MEETING
April 08, 2025
6:00 PM
City Hall



CITY OF MILLS
EST. 1921

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

MINUTES

CALL TO ORDER

AGENDA ITEMS

1. Annette Pitts - Visit Casper - Wayfinding Signage
 - a. Reminder, allocated \$25k for Wayfinding Signage – through lodging taxes
 - b. Move into next fiscal year starting July 1
 - c. Wants to make sure it's still on our radar, complete by June 30 next year
 - d. Memorial park upgrade would be a good landmark to add
 - i. Look through community through different lens, see where visitation is going
 - ii. Something in history happened in this location, not necessarily a tourism attraction
 - iii. Skate park, Fort Casper, Riverfront, make sign and hold on to it until we create location
 - iv. Signage design needs to be re-discussed, easily recognizable, visually tied to other signs, should have some flexibility, maintain the frame work and keep the sizing
 1. Little tweaks can make a big difference, change size of the font
 2. Unless there is a pre-existing agreement prior to Annette starting, she will dig deeper to see what we can do. Keep size, shape, colors same, can possibly change the eagle
 3. Need to discuss with sign maker to make sure all is ok to move forward
 - e. Once signs are lined out, Superior signs, paid per sign \$6500/sign, that was a year ago
 - f. Phase 1 now, look and plan for phase 2
2. City Planner - Vinich Development Plan
 - a. Sage addition approved last meeting
 - b. Drainage plans approved by Matt, made revisions
 - c. Buffering standards going in industrial next to residential
 - d. All planning considerations
 - e. Brad – half foot into easement 10' easement, into easement, planning ok with that
 - f. Sean will be at the meeting tonight if we would like to discuss with him
 - i. Would need a variance inside the easement
 - g. Need affidavit, it will be filed with deed, they would need to record it because they are building into an easement.
3. Community Development Director - Proposed Subdivision Map – Lisa Burrige
 - a. Asked if we would be able to supply a down payment \$100k, good faith
 - b. We could ask for down payment from Lisa
 - c. Application doesn't go in until September
 - d. Mike – are they asking for reports like USDA, Sabrina said it isn't as in-depth
 - e. Leah – lots small, crammed in everywhere, no parking, no clear access for emergency vehicles
 - f. Loan estimated at \$5M, only pay on what is used
 - g. Leah – Changes in traffic on that road, what the upgrade would look like in that area. They would have to make those improvements
 - h. Brad – one way or another, additions are coming, doesn't see huge issue, lots are really small
 - i. Mike – another study would need to be done, upgrade lift station
 - j. Leah – would rather do our own school and property, can we apply for 2 different loans, yes.
 - k. Pat – proposed plan, like concept but not plan, can ask for nature of development to be different

- l. Brad – good income for the city and updated infrastructure
- m. Sabrina – Move forward on this
- 4. Community Development Director - Skate park Update
 - a. Took back what was said about different location
 - b. They do bike track as well
 - c. Tomorrow night outdoor recreation celebrative
 - d. Grants available
 - e. Wants to know if we are interested in putting more aside, possible for bike park
 - f. Sara – Ok with putting more from 1 cent towards project
 - g. Mike – we don't have a ton of 1 cent projects
 - h. Leah – Maybe, but doesn't think we could do more than \$100k from 1 cent, keep moving project forward
 - i. Get price for pump track and see what is cheaper

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

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, Sarah Osborn