

**SPECIAL WORK SESSION  
MEETING**

**June 15, 2023**

**10:00 AM**

**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 opened the Special Work Session at 10:00am.

**AGENDA ITEMS**

1. **Special Districts**

People that are present is the Council, City Clerk, City Planner, City Administrator, John Gudger., City Attorney

John the newly appointed P & Z member asked if we have thought about what kind of uses we want to do in our special district. The City Attorney stated that this is something that we have been trying to do for many years. The riverfront has been re-developed. The City Planner stated we can do an overlay form of district instead of a special district. Overlay will be the form of design on the existing zoning. First the City Planner wanted know what are our goals. For example, do we want to build a core downtown, or do you want a vibrant riverfront. What do you want the residents to see and what do we want to streamline. We need to have a building guideline. The Mayor stated that she wants to see a downtown like Casper has done. She would like to have commercial on one side and park on the other side. The City Planner stated that we need to know what kind of architectural designs. John asked the City Attorney if there is a legal issues with the current property owners. Basically, the City Attorney stated that the new stuff that goes in will have to meet our new requirements, but the people that are already in the new overlay district don't have to change. We can't make them do anything. They are grandfathered in. If they choose remove or change what they currently have then they will have to meet our requirements. John stated that this has to be done quickly. How long do you think it will take? The City Planner stated that the zoning part will not take long. All we would be doing it taking it from residential to commercial. We will need to notify the residents in the area and then advertise for a three weeks and allow people to come and make public comment. The City Planner stated that the first step is to rezone and then concentrate on the overlay part. The Mayor stated that we should get ideas from other places. Let's not try to create the wheel. Steamboat Springs is a nice place that had nothing. The City Attorney stated that Sugarland TX is also another place to look at. It was the idea in the room that need to think about a character that we want to have. What materials do we want to use and what our guidelines will be? The City Attorney stated that whatever is decided upon I think that we need to be loose and have the ability to change on the go. Mayor stated that she likes that the residents will have a huge say in what they think would be nice in our downtown area. Flexibility is the key. We don't want to make it so strict that nothing will get done. John asked what is happening on the river. Councilman Neumiller stated that we have the first phase done and now we have to stabilize he bank. That will hopefully be this fall when the river gets lower. Then once that is done we can start to build over there. Councilman McCarthy disagreed with him. She stated that she has asked the Community Development Director and she stated that this is still lots to be done over there. John asked if a survey has been done over there. Neumiller stated yes and we are working on the permitting. The Mayor showed John the riverfront map and stated that all the yellow is the area we want to rezone and do the overlay district. So the City Planner will get the legal descriptions tot the City Clerk to get ready for the letter do go out and set the public hearing date.

**ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

Mayor ended the special work session at 10:46am.

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.

  
City Clerk, Christine Trumbull

