

**REGULAR CITY COUNCIL  
WORK SESSION MEETING  
July 25, 2023  
6:00 PM  
City Hall**



**CITY OF MILLS**  
EST. 1921

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

---

**MINUTES**

**CALL TO ORDER**

Mayor opened the work session at 6:00pm.

**AGENDA ITEMS**

**1. City Planner:**

Buffalo Meadows NO 2 Vacation of Lots 1-7: Resolution 2023-26

The City Planner stated that Lisa Burrige came to P & Z to talk about vacate and replat lots 1-7 on Badger Lane. She wants to resub divide the lots. Lisa wants to accommodate the development of multi-family homes. She also wants to put in a 4 plex. Mayor stated that we want the City inspector to walk the property for any construction left behind. No C.O. will be issued. Mayor wanted to know if there will be some landscape plan. The City Planner stated that yes she will landscape the area.

**2. Community Development Director:**

Resolution for Books in Library

The Community Development Director wanted to know what we need to do to get the books looked at in library. The City Attorney stated what does the school want. The director stated that they want school age appropriate books. We need to separate the books that they might want. The director stated that she can sit down there while the person is looking over the books and then we can see what they will be worth. The City Clerk stated that the books are separated into kids and adults.

**3. City Treasurer:**

Old Warrants

The City Treasurer passed out pages of old warrants. A lot of them are FTC and FTA. We have a lot that are more than 10 years old. We talked to the Judge and he stated that it is Council's approval to get rid of them. She was thinking that maybe 2013 and older get rid of. We have already collected the money from the bonds. The City Clerk stated maybe make a list of the years on a spread sheet for council to pass. Mayor agreed.

**4. City Attorney:**

Resolution 2023-27: A Resolution Establishing Authorizing Metropolitan Animal Services Participation in a Community Trap, Neuter and Return (TNR) Program

The City Attorney stated that this resolution is to get the TNR program going. This is what Casper passed. Councilman McCarthy stated that this will not cost us anything. It is all from a grant. Councilman Sutherland wanted to know how many do they think they will get. McCarthy said this will

stop new cats from coming in. We will gather the colonies and stop them from growing. The City Attorney stated that with Mills Ordinances we already do a catch and release.

**Bob Hubbard:**

He stated that he met with the Mayor on Monday and he is concerned for the drive thru with the coffee shop and the 5 cars in the drive through We need to revisit this. The City Planner stated that it is flagged a lot in Title 17.

Rock stated that the council passed this ordinance in 2021. He stated that is for new business now. He asked Councilman McCarthy that she voted on this in 2021. This affects new business not the old. With the line for the drive through the lot is small. On page 46 of the ordinance. The City Planner also stated that she talked to WYDOT. They do not have any problems. They just stated that do not have them in the right-a-way. Kristen asked about employee parking and in title 17 page 2 it talks about 5 car per drive up. Mayor stated that this land is zone public institution. It is up to the City to determine what they want to do with the lot. Rock stated that public institution means parks, school. The City Attorney stated that this conversation is pre-mature. Rock stated that the Mayor wants to change the ordinance. The City Attorney stated that this has to go through P & Z and then they bring it to council. So if you have problems you need to go to the P & Z meeting and express them there. The next P & Z meeting is Aug 3<sup>rd</sup>, 2023 at 5pm. The City Attorney stated again to Rock that the City can determine the use for the land, the city owns it. He stated that he is not going to give pre-advise. The Mayor slapped her hand down and call meeting to order. She stated that this is a work session and we are going to respect all that are in this room. I see on their faces that you are upsetting all. Again, the City Attorney stated that you need to attend the meeting on Aug 3<sup>rd</sup>, 2023 at 5pm.

The City Clerk asked the women in the room if she had anything to say. Her name is Ronda Shulte. She is with Oil City News and will be filling in for Tommy.

The City Attorney stated to the City Planner that all P & Z applications have to have a plan for landscaping right? The City Planner stated yes and that they have to have some use for vegetation. For example, rock, turf, ground cover, etc...It has to be approved for the use. The Mayor stated that there is a form correct? The City Planner stated that it is all in the packet they get. The City Attorney stated that lots under 5000 can be approved by the Mayor. P & Z can do it, and then send to council to look at. That is the way it should be done, but the Mayor can approve the landscaping for lots under 5000. This does put Council in an odd position, so I would rather it go to P & Z. The lot in question is lot 54 and it is 2500 square feet. Bob Hubbard stated that the City if exempt from do any landscaping? Again, the City Attorney stated it is private use of land. The City Planner stated that Sips Coffee has submitted a landscaping plan and they are going to put crushed rock for the drive and 3 bushes. Kristen stated that the park on Johnson Ave is City land what are they going to do with the part that is the Cities. The Mayor stated that we are going to put down crushed rock. Bob asked if Sabrina was in the room. He said nice to see you. He stated that you and Kevin came to me and told me that you would give me a new fence. I told Kevin what I wanted to do and put a car lot there and he stated that a car lot would be nice. Kevin told me to landscape and make it nice. The City Attorney asked Rock have you all submitted a proposal. We only have one thing to go off and that is the coffee shop. Rock stated to the Attorney that you stated last meeting that we could not submit a proposal. The City Attorney stated he did not say that. Rock also stated that yesterday the Mayor stated she wanted to correct the record and the city did not get a proposal on the date it was due, but the city has it now. The City Attorney stated to Rock if you have a proposal then submit it. You need to make your compliant to the right board and submit your proposal to them as well. Again, the P & Z meets on Aug 3<sup>rd</sup>, 2023. The City Attorney asked if they are going to submit a proposal and they said yes. Bob stated that Kevin and Sabrina stated to him that it was dead in the water. The City Attorney also stated that yesterday the Mayor did not tell you not to go through P & Z. You can and do not change the story. I understand that you are frustrated with the process and sorry for the inconvenience but this how it is.

The Mayor stated that again this is a work session and we have other issues that need to be discussed. She stated that she has been working with Public Works and we are going to get a plan for the replacement of sewer lines at the Federal Level. She has been talking to the Congress people and we will look into some federal grants for our info structure.

Councilman McCarthy stated that Amber Polik from the City of Casper talked to her about us adopting the non-discrimination policy. The Mayor asked how do we enforce it? The City Attorney stated the same thing. He thinks that is a problem and you really can't. He stated that a legal standard invites a civil standard. He will print off and look over it and send it out to all.

## **ADJOURNMENT**

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

Mayor ended the work session at 6:57pm.

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

