

**WORK SESSION MEETING**  
**July 23, 2024**  
**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

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## MINUTES

### CALL TO ORDER

The Mayor called the meeting to order at 6:02pm

### AGENDA ITEMS

1. City Planner - Lindberg Addition
  - a. William (Tuna) construct another building, crossing property lines, re-subdivide to combine all together. Teaching residents life skills. Kitchen added. Another one in September, they are being taxed wrong. Didn't see any issues with it. Black hills have gas line, easement added.
2. City Planner - Vision Beyond Borders
  - a. A lot of calls regarding this property. Old vet, purchases whole block. Taken 8 lots, create 3 lots. Shared access easement off Yellowstone hwy. Natrona is the hill side. Radio road access. Brad questioned the size of lot 2 Cleary building, ½ of house is sitting in easement.
  - b. Can't use utilities the way that it is set up. Tim – Asked if utilities are on the site? Brad yes, but if anything ever happens with that building, we wouldn't be able to bring it up to code. We have lot, building goes down. Brad detailed setbacks. Leah – What kind of trouble if they sale? Megan, nothing unless they tear it down. Brad said it is creating issues 10 years down the road.
  - c. Megan said the easement could be set at 5' around perimeter instead of 10'. On old plat there is no easements. Megan can talk to Steve tomorrow, to tell him they can be 5' easements instead of 10'.
  - d. Brad agrees and it meets all of our standards at this point. Pat – Creates a future problem but not in violation of anything. Megan, someone could put storage units there.
  - e. Pat- could be re-plated later date.
3. Community Development Director - Wayfinding Signs/Safe Streets
  - a. Sabrina – Agree to do safe streets for all, action plan. Spoke to Ashley, needs to be community wide.
  - b. MPO Funding Routes to school, part of it in December.
  - c. We are part of MPO Destination development funds for \$600k for next 2 year, need spent by June 2026. Mills logo Wayfind signs approved April 2020.
  - d. Fort Casper, Casper Mnt, Airport, Ford Center, Alcova, 10 different signs \$50k total. \$5k/sign Agreed up to \$25k. Use \$20k we had set aside to go towards signs.
  - e. Leah – Doesn't like the idea of all signs showing to leave Mills. We want all signs highlight Mills. Disagrees that the Eagle should be on the sign for Mills. We could do better. A logo more than the eagle.
  - f. Mills Riverfront should have sign. Build Casper wants more than 1 destination on each sign. Leah is leaning towards signs pointing to Mills.
  - g. Funds need to be used by June 2026. Has to be tourism destinations. We could identify trail access and bike path. Superior Signs creating all signs.
  - h. We are not committed to that design. Leah can help with layout and design.
  - i. Skate Park and Frisbee golf, bike trail. Brainstorm future signage, not use eagle. Megan, the colors are pretty specific.
  - j. Leah, do bigger Mills, or our logo in the back and fade. She will do research on other city tourism stuff.

4. Converse County – Heard nothing about what happened.
5. Mr. JR Riggins, introduce himself.
  - a. JR Riggins house 59 rep come January. Worked out here in 1981, tall grass industry. Wanted to come in and introduce himself. Work about 12 hours a week for regular job during session. Leah – could project trying to get passes in legislation. She will be in his ear.
  - b. Electronic database for newspapers. Trib suing us and town of Bar Nunn for not publishing in newspaper. They need us for financial means. Very big bill, adding amendment to constitution. Leah feels that the most effective way one housed place to put our bids out. Legally mail things to them, but no longer newspaper. O’Hearn signed onto it previously.
  - c. County payments issues
    - i. How we get paid, state issued to county we get check issued from them, Impact funds. We aren’t getting our checks in a timely matter. State treasurer to direct would be great.
  - d. Leah – Detailed Riverfront and district overlay. We are stabilizing the bank on river currently. Won’t have walking bridge across. Leah asked about land by Austin. Grant and loan for Austin, new facility to produce faster. Give back to Mills. Will use for downtown or land we acquire from Austin.
  - e. Riggins asked about school, yes, broke ground last weekend.
  - f. We purchased Mountain View school to create lower income housing. Leah – just redid zoning, bigger lots sizes.
6. Lariat Trailer Park – Grandfathered, zoned EB –established business, putting them in Mobile home park category.
  - a. IF he starts pulling people out and stop using them, he is no longer grandfathered in. Its ok to have a mobile home park in established business.
  - b. What about the bath house? Should have been enforced. You fell out of grandfather that way. Could lose Non-conforming use state.
  - c. Whatever special permission they were granted back then, bathroom there. They are not grandfathered now.
  - d. What makes an RV? Skirt tires off? Stationary RV. Brad – Look at what FEMA states is RV.
  - e. Pat – No just FEMA Federal department of transportation.
    - i. Megan read definition of RV
  - f. Leah – If we request they move RVs and they have taken axles off RV, sitting on jacks. Problematic.
  - g. Mike brought site plans, considered Mobile home RV Park, and should be separate.
    - i. Mike showed different site plans for different years.
    - ii. They are pulling mobile homes and putting RV.
  - h. Megan – we don’t have any control because they don’t re-energized the pedestal. Leah there is 1 temp pole per lot? Correct, Right now they have extension cords going everywhere.
  - i. Mike – all RVs and trailers should be in lots. Old RVs. Mike – 3 different locations RVs can be in
  - j. Pat – get a head count on wrong spots and send them a letter. Pat we could do as dangerous properties.
  - k. Mike average trailer is 1970s.
    - i. Sara – roof falling off, Pat said regard them as dangerous buildings. Leah – new mobile homes can’t go in there because they are larger. Police say it is bad area/drug area.

## ADJOURNMENT

The meeting was adjourned at 6:59pm

## 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.

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn