

**REGULAR CITY COUNCIL
MEETING**

October 13, 2026

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

Mayor Juarez called the meeting to order at 7:00pm

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Devore Limited – Zone Map Amendment

Mayor Juarez opened the public hearing for consideration of the Devore Limited zone map amendment and noted the hearing was properly advertised and conducted in accordance with applicable laws and procedures.

Staff presented the request to rezone properties located near the intersection of Wyoming Boulevard and West Yellowstone Highway from C-1 (General Commercial) to C-3 (Business Service). One parcel located on Kiskis originally included in the application was removed at the applicant's request. Staff explained that the amendment would only change the zoning designation and would not alter property boundaries or development requirements. The Planning and Zoning Commission previously forwarded a recommendation of denial due to concerns about compatibility with nearby residential properties and introducing the first C-3 district along the corridor. Staff, recommended approval, noting that development standards would address compatibility concerns.

Speaking in favor of the request, Nat Steinhoff, representing Devore Limited LLC, stated that one parcel had been removed from the application in response to Planning and Zoning concerns about nearby residences. He said the rezoning would provide flexibility for future commercial opportunities and improve marketability of the property.

Speaking in opposition, Frank Beaver, Mills resident expressed concern that the area has become increasingly residential and argued that additional commercial or manufacturing-related uses would be incompatible with the neighborhood. He suggested preserving the existing zoning and proposed future community-oriented uses instead.

Mr Pierce, Mills resident opposed the request, citing past maintenance concerns on the property and expressing concern that additional commercial activity could negatively impact nearby residences and property values.

Kenneth Barrett, Mills resident opposed the rezoning, stating that the area already contains sufficient commercial and industrial uses and that future development should focus on enhancing the appearance and character of the community.

With no additional comments offered in favor of or against the application, Mayor Juarez closed the public hearing.

2. Liquor License Transfer - Diesels Bar & Grill to Big D #66

Mayor Juarez opened the public hearing on the transfer of Liquor License from Diesel's Bar & Grill to Big D #66. Staff reported that the transfer complies with all requirements of the Wyoming Liquor Division and that no issues or abnormalities were identified. The license is being transferred from a closed establishment to Big D for use in a package liquor store.

Steve Loftin, representing Diesel's Bar & Grill, spoke in favor of the transfer, stating that the business has closed and the owners decided to transfer the liquor license while pursuing other plans for the property.

Mayor Juarez called three times for additional comments in favor of or opposition to the transfer. No other speakers came forward.

With no further comments, Mayor Juarez closed the public hearing at 7:28pm.

Mayor Juarez reopened the regular council meeting at 7:29pm

CONSENT AGENDA

Minutes

3. Council Meeting Minutes from 9/22/2026

City Licenses

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

Financial Approvals

5. Financial Breakdown - Check Register & Future ACH/EFT Transactions
6. PAID ACH / EFT Transactions
7. Regular / Police Payroll
8. Fire Payroll
9. Treasurer's Report
10. Court Report

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

Motion made by Mayor Juarez, for BRC Grant Application, Seconded by Council Member McCarthy. Mayor Juarez said this is so the city planner can work with the applicant to apply for the grants and begin moving the

process forward. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

OPEN DISCUSSION

Scott Clamp spoke in support of thoughtful development and emphasized that any future businesses should be compatible with surrounding neighborhoods. He noted past concerns about industrial impacts in Mills and encouraged the City to provide residents with reassurance about how zoning decisions affect future land uses. He expressed support for growth and redevelopment of vacant properties, particularly uses that would benefit the community, such as restaurants and retail. He also commented that residents should recognize existing land uses and businesses when choosing where to live and encouraged balancing development with the community's long-term interests.

Council and staff clarified that businesses locating in appropriately zoned areas generally cannot be denied if they comply with zoning regulations and licensing requirements. Staff explained that zoning certificates, business licenses, and review processes provide varying levels of oversight depending on the proposed use. Certain uses may require additional review or public hearings, and conditions can be imposed to mitigate impacts.

Public comment was then closed.

ORDINANCES AND RESOLUTIONS

11. RESOLUTION NO. 2026-24 Directing the Publication of Municipal Salaries

Motion made by Council President Neumiller to approve Resolution No. 2026-24, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

12. ORDINANCE NO. 838 - FIRST READING:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING CERTAIN PROPERTY LOCATED NEAR THE INTERSECTION OF WYOMING BOULEVARD AND WEST YELLOWSTONE HIGHWAY (4113 AND 4101 W. YELLOWSTONE HIGHWAY, AND 650, 655, AND 690 KISKIS), FROM C-1 (GENERAL COMMERCIAL) TO C-3 (BUSINESS SERVICE)

Council President Neumiller recused himself from the vote.

Motion made by Council Member McCarthy, to approve Ordinance No. 838 – first reading, Seconded by Mayor Juarez. Council Member Butcher inquired about Council President Neumiller recusing himself. Council President Neumiller explained he was recusing himself due to a lease interest involving the property, which he uses for vehicle storage. Council members also discussed the current use of the property for vehicle storage and questioned the need for rezoning to C-3 based on its existing use.

Council President Neumiller abstaining from the vote due to conflict. Voting Nay: Mayor Juarez, Council Member Butcher, Council Member McCarthy, Council Member Sutherland. The motion does not pass.

COUNCIL APPROVALS

13. Liquor License Transfer - Diesels Bar & Grill to Big D #66

Motion made by Council President Neumiller to approve Liquor License Transfer - Diesels Bar & Grill to Big D #66, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

14. Mills Fire Department Halloweenie Roast

Motion made by Council Member Butcher to approve Mills Fire Department Halloweenie Roast, Seconded by Council President Neumiller. Council Member McCarthy inquired about the event time with the Fire Chief which is 5pm-8pm. It was also noted that staff from Mayor Juarez's business would like to supply a donation for the food and serve ware. The current approval request is only for the event itself, and it appears that no City funds will be needed.

Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

15. Civic Plus Contract

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

EXECUTIVE SESSION

16. Legal Matter

Motion made by Council President Neumiller to go into an executive session for a legal matter at 7:48pm. Seconded by Council Member Butcher. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 7:58pm.

Action: Council Member Butcher made a motion to approve the compromising of a debt. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

17. Property Matter

Motion made by Council President Neumiller to go into an executive session for a property matter at 7:58pm. Seconded by Council Member McCarthy. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 8:02pm.

Action: Council Member Butcher made a motion to authorize the Mayor and staff to enter into a contract negotiation. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

ADJOURNMENT

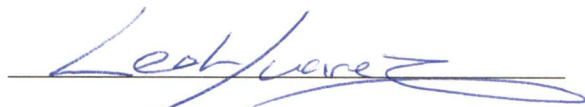
Motion made by Council President Neumiller to adjourn, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - October 27, 2026 at 7:00pm, November 10, 2026 at 7:00pm

NEXT WORK SESSION - October 27, 2026 at 6:00pm, November 10, 2026 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.



Mayor, Leah Juarez



City Clerk, Megan Smith

