

WORK SESSION MEETING
November 25, 2025
6:00 PM
City Hall



CITY OF MILLS
EST. 1921

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

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Mayor - Service & Sacrifice Park

2. City Planner - Zoning Map

Overall

3. Fire Chief - Loaning Oxygen Bottles to residents

4. Mayor - Vulnerability Population

- [5.](#) Lynette Grant - Lewis Lane Lot Rent

Lot rent is being raise by 52%

Rebecca Ruano - Petition Response

- [6.](#) Faith Bible Way - Renting Community Center

Questions and continue conversation

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.

Concerned Residents of Westside Mobile Home Court at 590 N Lewis Lane, Mills
November 17, 2025

To:
Mills Town Council
P.O. Box 789
Mills, Wyoming 82644

Re: Urgent Request for Review of Extreme Rent Increase at Westside Mobile Home Court

Dear Council Members and Commissioners,

We, the residents of Westside Mobile Home Court located at 590 N Lewis Lane, are writing to request urgent assistance regarding a sudden and extreme lot rent increase imposed by RPV Investments and Legacy Property Management Company.

Details:

- Previous rent: \$400.00 per month
- New rent: \$625.00 per month beginning in January 2026
- Increase amount/percentage: 56.25%
- Number of households affected: 60

Many residents are elderly, disabled, low-income, or living on fixed incomes. Because homes in mobile home parks cannot easily be moved — and in many cases cannot be moved at all — dramatic rent increases function as forced displacement or constructive eviction.

We respectfully request:

1. An immediate review of the rent increase
2. Assistance from the town/county attorney regarding legal compliance
3. Emergency protections or a temporary moratorium
4. Public discussion at the next council meeting
5. Housing support for affected residents

This situation threatens to displace an entire community. We ask for your support in ensuring fair treatment and the preservation of affordable housing in Mills and Natrona County.

Respectfully,
Lynette Grant
307-258-9733
lynettegrant55@yahoo.com

Organized by Lynette Grant, lot number 47, on October 22 2025

I have been a resident of Westside Mobile Home Court for over 15 years. Recently, new owners have taken over the park, and we have received notice of a substantial increase in our lot rent. This change profoundly affects us, the residents, many of whom are friends and neighbors, and it is something we simply cannot afford.

For many of us, this park is not just a place to live, but it's our home, a place where we have planted roots and forged strong community ties. Increasing the rent so significantly threatens to dismantle our community, forcing families out of their homes, or more likely into financial distress. It's important to highlight that a majority of us are living on fixed or limited incomes, such as retirees, veterans, single parents, and hardworking individuals. We cannot cope with such a high increase in costs without devastating consequences.

The new park owners aim to make the area more profitable, but this should not come at the expense of its current residents. We propose that the new management hold a meeting to discuss the future of the park and explore alternative solutions that would allow for improvements without jeopardizing our livelihood. At the very least, to explain what such a significant increase in cost is going towards.

Furthermore, we ask the owners to adopt a phased or minimal increase approach to lot rents, aligning it with the actual cost of living seen in Mills. This will demonstrate a commitment to social responsibility and help preserve the community's integrity.

Let's stand together and show that we value our homes, though they may be trailers or fifth wheels- it is where we have chosen to stay. Sign this petition to let the new owners know that we deserve fair treatment and an affordable place to call home.

To Legacy Property Management, addressed to Jessica Bowlby and Rebecca Ruano

I am submitting this petition, along with signatures of 22 residents of Westside Mobile Home Court. I have done this on behalf of myself and everyone else who was recently made aware of new management and lot rent increases.

Firstly, I want to pointedly say that the letter we all received was vague and quite impersonal. I'm quite sure that most of us had no clue that the spaces our **owned** mobile homes occupy were even up for sale. Also, having said letter taped to our doors and with no warning beforehand, was quite shocking.

Secondly, when it says 'we have been instructed to implement a rent adjustment', I, as I'm sure everyone else, is wondering "who" the instructor is. "Who" decided that our community hasn't experienced a rent increase in years? I can prove, with paperwork, that is NOT true. I have lived in my home for 15 years, and when I moved in in 2010 the lot rent was \$210.00. Yes, it has never been raised by large amounts, but I can truthfully say that it has been raised every year consistently.

Thirdly, I want to ask that every resident be allowed to know what exactly this exorbitant increase in rent is going towards. The management understands that this court is in Mills, correct? That there is no close grocery store, school or even something as simple as a place to have dinner with your family or go to the gym? There is no park, no trees and nothing appealing to justify such a significant jump in cost of an existing mobile home court in **Mills**.

Lastly, if this communication seems blunt or otherwise abrasive, it has done what I intended it to. Many of us are angry. I am angry. We are worried, scared and left questioning the intentions of this new management. I have personally spoken to everyone that signed my petition, and I can honestly say that we are all wondering who is doing this and why. I sincerely hope that our voices are heard, recognized and reciprocated. We are average people, many on limited incomes and are seriously concerned about our future stability.

I am respectfully and justly asking for a meeting for all the residents of Westside Mobile Home Court so that we may understand why this is happening so suddenly and if there is any chance for negotiations.

Lynette Grant

Space 47, 307 258 9733

NAME AND SPACE NUMBER

Catherine Hammer lot# 48

Joe Turk Lot# 57

Carl Fagan Lot 59

DEVON MORGHEAD Payton Chapen

LOT 46

Payton Chapen

Rick Zeukum

Lot # 45

Catherine Morris-Horsan

62

Bob Gustafson

50

Kenneth Atkinson

76

NAME AND LOT NUMBER

Item #5.

Dora Prince
~~Dora~~

SP #77

Bloss

SP #49

Ed. Baylan

#30

Kath O. White

#31

~~Frank Wilson~~ ~~Don~~ ~~18~~
Cody Miller #18

~~John~~ #14

Alice A Carr #41

Nicki Rosberg #25

Rhonda Herman #61

NAME AND LOT NUMBER

Item #5.

Blackdeer #76

Wayne Knofel #8

Quinda Anderson #24



Westside Mobile Home Park- Response

From Rebecca Ruano <rgwallace2015@gmail.com>

Date Tue 11/25/2025 11:50 AM

To Sarah Osborn <sosborn@millswy.gov>

Cc Jessica Bowlby <jessbowlbycb@gmail.com>

 3 attachments (1 MB)

WMHP Welcome letter.pdf; PetitionGrant590.pdf; Responsepetition590.pdf;

You don't often get email from rgwallace2015@gmail.com. [Learn why this is important](#)

EXTERNAL EMAIL: This email originated from outside of the City of Mills. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Sarah,

Thank you for your call this morning. Please see the attached response to Lynette Grant's petition.

For clarity and transparency, below is a summary of the rent amounts by year as referenced in Ms. Grant's letter. Please note that these figures are based on the previous owner's spreadsheet, and while we believe them to be accurate, we are still verifying the historical data:

- **2010:** \$210.00
- **2022:** \$360.00
- **2023:** \$360.00
- **2024:** \$400.00
- **2025:** \$400.00
- **2026:** \$625.00

If you have any additional questions or need further information, please let me know.

Thank you,

Rebecca Ruano

Broker/Property Manager/Licensed RE Agent

The Legacy Property Management Company, LLC

1701 East E Street Suite 160, Casper Wy 82601

490 North Main Street, Buffalo Wy 82834

171 N. Main Street, Sheridan Wy 82801

Office: 307-233-8785- Direct Line

Check out our rentals at <https://www.lpmccasper.com>

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1701 E Street #160
Casper, WY 82601
(307) 233-8720

Date: 10/21/2025

Dear Residents,

We are pleased to inform you that **Legacy Property Management** has officially taken over the management of **Westside Mobile Home Court**.

Please note that **Little Bob** will continue to serve as the on-site contact and groundskeeper, assisting with day-to-day matters and keeping an eye on the property.

Moving forward, all **rent payments** and **management communications** should be directed to **Legacy Property Management**.

Payment Options

Online: Payments can be made conveniently through our secure online portal.

Money Order or Cashier's Check: Payable to *Legacy Property Management*.

Cash: If cash is your preferred payment method, please contact our office for instructions on making a secure payment.

Please note that cash payments are not accepted directly at the property.

Please Mail Payment to 1701 East E Street #160, Casper, WY 82601.

To ensure our records are accurate and up to date, please contact our office at **(307) 233-8720** as soon as possible with your **current contact details, tenant information, lot number, mailing address, and vehicle information**.

We look forward to working with each of you and continuing to maintain a safe, well-managed community at Westside Mobile Home Court. If you have any questions or need help setting up payment options, please don't hesitate to contact us.

Notice of Rent Adjustment Effective January 1, 2026

Dear Residents,

We hope this letter finds you well. As part of our ongoing commitment to maintaining a safe, well-managed, and properly cared-for community, we have been instructed to implement a rent adjustment for Westside Mobile Home Court effective **January 1, 2026**.

Beginning in January, the new monthly rental rate will be **\$625.00**.

We understand that the community has not experienced a rent increase in many years, and this adjustment has been carefully considered to help cover rising costs related to property maintenance, utilities, and overall improvements to the park. Our goal is to continue providing a clean, secure, and well-maintained environment for all residents.

If you have any questions regarding this change or need assistance with payment options, please don't hesitate to contact our office at **(307) 233-8720**.

We truly appreciate your understanding and cooperation as we work to maintain the quality and care that make Westside Mobile Home Court a great place to live.

Sincerely,

Jessica Bowlby, Rebecca Ruano
Legacy Property Management



Jessica Bowlby <jessbowlbycb@gmail.com>

(no subject)

1 message

Jessica Bowlby <jessbowlbycb@gmail.com>

Tue, Nov 4, 2025 at 9:27 AM

To: Jessica Bowlby <jessbowlbycb@gmail.com>

We have received your petition and fully understand the worry and frustration caused by the recent management change and the lot rent adjustment. We appreciate you reaching out to voice your concerns directly. We want to be perfectly clear: **The lot rent adjustment will not be changing.**

The new rate is necessary and reflects the full value of the lot, including Water, Trash, and Sewage. While you feel the increase is "**exorbitant**", and despite your belief that rent has increased annually, the park's fees have lagged significantly behind the market.

You are comparing your lot rent to others around town, but you must keep in mind that Westside Mobile Home Court remains the **lowest-cost community in the area** while **we pay for the trash, water, and sewage, and snow removal.**

We recognize that this sudden change is difficult, especially for residents on **fixed or limited incomes**. To provide the stability and predictability you need, we confirm that **we will not be implementing another lot rent increase next year of 2026.**

We are committed to the long-term success of the park and its community. While we are unable to negotiate the new rate, we hope the certainty of no additional increase next year and the services included (Water, Sewage, Trash, and Snow Removal) provide assurance for your future stability.

Jessica Bowlby
Property Manager & Licensed Real Estate Agent
 CORT Destination Services Consultant Representative
 The Legacy Property Management Company, LLC
 STR - A Division of Legacy Property Management
 1701 East E Street Suite 160, Casper WY 82601
 490 N. Main Street, Buffalo WY 82834
 171 N. Main Street, Sheridan WY 82801
 Office: 307-233-8720- Direct Line
 Fax: 307-315-6162 Attention: Jessica Bowlby
 Check out our rentals! - **Long Term & Short Term Rentals**

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Proposal to Lease Community Center for Church Services

From Faith Bible Way <faithbibleway@gmail.com>

Date Wed 11/19/2025 9:33 PM

To Sarah Osborn <sosborn@millswy.gov>

EXTERNAL EMAIL: This email originated from outside of the City of Mills. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Sarah Osborn and the Mills City Council,

We are reaching out on behalf of Faith Bible Way, Inc. We are currently seeking a suitable location to host our weekly church services, and after the walkthrough last evening with Mike Coleman, we believe the Community Center would be a wonderful fit for our congregation.

We want to inquire about the possibility of leasing the facility on Sunday mornings, mid-week, as well as for occasional special events throughout the year. Below are a few key details and questions regarding our needs and the Center's accommodations:

- Transportation (Van Access):

Many church members rely on transportation for church services. During our conversation with City Administrator Mike Coleman, he mentioned the possibility of parking our church van behind the existing gates as a designated area for bus parking on days when it is not in use. Would this be available?

- Storage Options:

Would it be possible to store some of our essential items in the storage area and the ability to lock the door for our church items, such as sound equipment, musical instruments, media equipment, signage, and ministry supplies, securely at the facility during the rental term?

- Floor and Building:

We understand that maintaining the floors is important. Would there be a possibility of having the floors stripped to the bare floor, cleaned, re-waxed, and polished? Would it be possible to have the center cleaned before we begin a lease agreement, as we would like to maintain a clean and healthy environment for all patrons? Would we also be responsible for restroom paper supplies and bathroom cleaning supplies?

- Signage:

We would like to install two church signs with our church logo and QR codes on the east and south sides of the building, if possible. We would plan to have signs installed that are the same size as the existing Senior Center sign for placement.

- Insurance Requirements:

Our church carries current Liability Insurance with Church Mutual Insurance. Please let us know what documentation is required and if there are specific coverage levels needed for the Community Center. We will provide our insurance coverage policy as required.

- Lease Amount:

Could you please provide details on the Lease fee for monthly usage and due date terms, as well as any additional costs associated with using the facility to host occasional special events with no scheduling conflicts for use upon request? We want our presence to make a positive impact on our Community by hosting special events from time to time. We would also like to host our District Conference, which would be held in our city on an occasional basis. We would also need provisions for Special Services, such as Weddings and Funerals, if there are no scheduling conflicts.

- Chairs and Setup:

Would it be permissible to leave the chairs arranged (e.g., theater-style seating) between Sundays and Wednesday evenings, or would we need to take them down after each service?

- Baptism Provisions:

Our Biblical and Doctrinal Teachings support Water baptism by Full Submersion. Would it be possible to have a fully enclosed baptism tank that would remain full and would only require cleaning every 3 to 4 months? The size is approximately 3 feet wide by 8 feet long and about 3 feet tall. We install a small pond pump with a filter that circulates the water continuously. A tank heater would be used as needed for baptisms. We also put a floating cover on the water under the removable lid to keep the water from evaporating and to control moisture.

- Tenative Church Service Schedule:

Sunday School Faith Builders 10:00 am
 Faith and Fellowship Gathering 11:00 am
 Sunday Celebration Praise and Worship Service 11:30 am
 Wednesday Reignite Bible Study 7:00 pm
 Wednesday Kids Faith Club and NextGen Ministry 7:00 pm

We look forward to the possibility of partnering with the City of Mills and using the Community Center as a welcoming, safe, and stable space where our congregation can gather for worship, community support, and outreach.

Thank you for considering our request. We would be happy to discuss this further or meet in person to review any details.

Warm regards,



Elder Donald Gilmore, Jr.
Faith Bible Way, Inc.
O: (307) 234-9086
C: (307) 439-9149

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