

**REGULAR CITY COUNCIL
MEETING**

April 23, 2024

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

ROLL CALL

Present:

Mayor Juarez

President McCarthy (absent)

Council Butcher (Phone)

Council Neumiller

Council Sutherland

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

PLEDGE OF ALLEGIANCE

APPOINTMENT

1. Mandi Mosher - Appointed to Planning & Zoning Board

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

PUBLIC HEARINGS

Mayor closed the Council Meeting at 7:01pm

Mayor opened the Public Hearing at 7:01pm

2. 315 Van Horn Special Review

Mayor Juarez now declared the Public Hearing opened for consideration of the A Special Review application to establish a motor vehicle sales use located on a portion of the W1/2 NE1/4, Section 7, T33N, R79W, also known as 315 Van Horn Avenue. The hearing will be conducted in accordance with state statute, Mills Council Procedures and other applicable laws. The hearing has been set and advertised in accordance with the statutes. The Mayor asked if we had a report from the staff on this item. Megan Nelms, the City Planner, approached the lectern and informed council that Grant Slensker has applied for a Special Review Permit to operate a used car dealership at 315 Van Horn Avenue. Per section 17.08.030 of the Zoning Regulations, Mr. Slensker is required to apply for a Special Review Permit. Megan outlined the planning considerations for the permit, they include that the Special Review Permit is granted strictly for an Automobile Sale use. That Mr. Slensker obtains a Business License from the City of Mills Town Clerk. Also that only four (4) vehicles may be parked

for sale on the site at any time. Megan included that the Special Review Permit would be terminated if the property were to be transferred in sale. Megan advised the council to approve the Special Review Permit. The Mayor asked if there were any individuals that would like to address council in favor of this item. She asked that they approach the lectern and state your name and for the record. Grant Slensker (applicant) approached the lectern and said he is just a normal guy who buys a lot of stuff and ended up receiving a ticket from Wyo DOT for acting as an unlicensed vehicle dealer. Mr. Slensker was storing personal items at the shop and didn't plan on operating a car dealership but just wants everything to be legal. The state recently changed their laws to anyone selling 2 vehicles within 12 months would require a dealership license. The Mayor asked Mr. Slensker if he does body paint, he replied that he does not. The Mayor also informed Mr. Slensker that he would only be able to have 4 vehicles for sale at one time that he offers off street parking for any customers, that his business does not obstruct the right of way, and that he keeps the cars within the lines provided at the lot. Mr. Slensker stated he posts his vehicles for sale on social media and that his dealership is not a standard dealership. The Mayor asked the question two more times, if there is anyone in the audience who wishes to speak in favor of this item. The Mayor asked three times if there was anyone in the audience who wishes to speak in opposition of this item. No one spoke. There being no others to speak for or against this item, The Mayor declared the public hearing closed at 7:08pm.

Mayor opened the Regular Council Meeting at 7:09pm

CONSENT AGENDA

Minutes

3. Council Meeting Minutes 4-09-24

City Licenses

4. New and Renewal Business and Contractors Licenses

Financial Approvals

5. Financial Breakdown Report
6. ACH Transactions
7. Transmittal Transactions
8. Voided Checks
9. Payroll Regular/Police: 3-25-24 to 4-7-24
10. Payroll: Fire 4-1-24 to 4-12-24
11. Payroll Regular/Police: 4-8-24 to 4-21-24

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

OPEN DISCUSSION

Sabrina Kemper, Community Development Director – Introduced Leadership Casper members, Stephanie is the leader, Carol and Brooke are classmates of Alyssa's (treasurer) they have come to watch the meeting tonight.

Scott Clamp 720 Wasatch, apologized for getting out of order at the last meeting. Mr. Clamp voiced his opinion on moving open discussion towards the front of the meeting, he feels that the citizens lose the opportunity to talk. The Mayor addressed Mr. Clamp's comments, informing him that we moved open discussion up for exactly that reason. She felt that having open discussion after council has voted was more restricting. Having open discussion before council votes give the public the opportunity to discuss prior to council's vote. She also didn't feel it was the best procedure to allow the community to participate in the discussion during their vote and that the council felt it would be better informed by the community if they spoke before the vote took place. The Mayor also told Mr. Clamp that a lot of the discussions take place in the work session, prior to the regular council meetings.

Scott Clamp 720 Wasatch, would like to donate plaques when we do work on the Veteran's Park. Mr. Clamp spoke about the ladies axillary. He also spoke about the hose cart and bell from the old fire hall. He thinks we should honor our past firemen and first responders.

Alexandria Meler 5348 Hanley Street, she spoke with Kevin and would like to move a 1997 Liberty trailer house onto her property in mills. She currently has a 1950-60s trailer house on the property, would like to remove it and replace it with the 1997 trailer house. Her family has owned the property since 1998. She feels the 20 year old rule is not what it should be. The Mayor responded that it isn't so much the aesthetic look as it is the structural integrity of the building. As building codes evolve we figure out that the wiring, electrical panels, and plumbing are outdated and no longer the best suit for these older homes. The concern is the building and utilities and not the visual esthetic. Ms. Meler would like to move the 1997 trailer to the property and then she promises to make all the upgrades to the trailer. Council Member Neumiller asked if she has received any permits from the city or has Kevin looked at the trailer? Ms. Meler said that Kevin informed her that the trailer was too old and there was nothing she could do. He told her to come to the council meeting and bring it up to council. The Mayor made a point, that in 3 years the trailer will be 30 years old and that she would need to have the trailer inspected prior to moving it into the city. The City Attorney advised Ms. Meler that the city cannot act on this request without inspections having actually been done, and that is sounds like the inspection that Kevin gave her was a cursory examination and indicated that the inspection would not pass for these purposes. Council really cannot tell you to move it on and then it will be redone and then inspected. He again told Ms. Meler that Kevin is saying that it would not pass inspection. The city cannot act on your request. You would have to do all the work on the trailer beforehand then seek the inspection and see if it passes before it can be moved into the City.

Scott Clamp 720 Wasatch, wanted clarification regarding the trailer Ms. Meler wanted to move into the city. Mr. Clamp said the city would not issue her a occupancy certificate. The City Attorney clarified that the way our rules currently read is the trailer cannot be moved into the town until it's ready to be set.

Harold Wahl 522 Midwest, wanted to see if we could change the extra garbage pickup rule for the extra stuff from spring. He said that the extra pick up is 1x a month. The Mayor clarified with the City Clerk, the extra pick up is done every other Thursday.

ORDINANCES AND RESOLUTIONS

12. ORDINANCE NO 812: FIRST READING -

AN ORDINANCE AMENDING SECTION 9.48.010 OF THE MILLS CITY CODE REGARDING CAMPING

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

The Mayor asked for a report from staff on Ordinance No 812. The City Attorney clarified that we added text as basically defining what camping is, camping wasn't defined in the ordinance. Council Member Neumiller asked how we defined it? The City Attorney responded that we added text that makes it clear and it is limited to a certain number of days but includes tent camping or camping in an

RV, or camping with a temporary structure or simply camping in a sleeping bag. The ordinance already provided that there is a limited amount of time and that you can't camp on city property without city permission. The Mayor pointed out that we may want to clarify overnight. The City Attorney said he could further define overnight and would take another look at it. He will look at Casper's ordinance on camping.

Council agreed to pass it on first reading and address it again at the next meeting.

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

13. RESOLUTION NO. 2024-09

A RESOLUTION APPROVING A SPECIAL REVIEW PERMIT TO ALLOW AUTOMOBILE SALES ON A PORTION OF THE W1/2 NE1/4, SECTION 7, T33N, R79W, ALSO KNOWN AS 315 VAN HORN AVENUE, CITY OF MILLS.

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

The Mayor verified that the additional conditions were added to the resolution prior to approval.

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

COUNCIL APPROVALS

14. ~~Special Review 315 Van Horn~~

15. Uncorked Catering Permit for 5-9-24

Motion made by Council Member Neumiller to approve, Seconded by Council Member Sutherland.

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

NEW BUSINESS

16. Mountain View Baptist Church - Pearl Hanes - Food Pantry

Pearl Hanes Manager of the Food Pantry, wanted to see if the pantry could use Mountain View school to store their food. They are currently running out of room. They have 3 rooms full, 7 freezers, 5 refrigerators, and steps going downstairs. They receive 17k pounds of food and provide for 622 people. Looking to rent or lease a place. The City Attorney let the Mayor know that Mountain View school would not be safe for food to be stored there. The Mayor looked into other options like the large hall and the library. She told Pearl that a proposal would need to be submitted if they would like to look into the library. The Mayor advised Pearl to contact Sabrina Kemper, the Community Development Director regarding the matter.

ADJOURNMENT

Mayor asked for a motion to adjourn the Council Meeting at 7:41pm

Council Member Sutherland made a motion to adjourn, Seconded by Council Member Neumiller. Voting Yea:

Mayor Juarez, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - May 14, 2024 at 7:00 pm / May 28, 2024 at 7:00 pm

NEXT WORK SESSION - May 13, 2024 at 9:00 am / May 14, 2024 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, Sarah Osborn