

**REGULAR CITY COUNCIL
MEETING**

September 24, 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

ROLL CALL

Present:

Mayor Juarez

Council Butcher

Council Neumiller

Council Sutherland

The City Clerk noted that President McCarthy has an excused absence

PLEDGE OF ALLEGIANCE

AWARDS AND RECOGNITIONS

1. Proclamation - Veterans of Foreign Wars of the United States 125th Anniversary September 29, 2024

The Mayor read and signed the Proclamation

PUBLIC HEARINGS

Mayor closed the Council Meeting at 7:05pm

Mayor opened the Public Hearing at 7:05pm

2. Rone Rezoning & Development

Mayor Juarez now declared the Public Hearing opened for the consideration of the Rone Rezoning & Development. The hearing will be conducted in accordance with the state statues, Mills Council procedures and other applicable laws. The hearing has been set and advertised in accordance with the statues. I could ask those individuals who wish to address the council on this issue to approach the lectern and state your name for the record. Do I have a report from staff? The City Planner, Megan Nelms, explained that the Rone Rezoning and Associated Development Plan, is for Lot 2 of Hayes-Simple Subdivision to be rezoned from Manufactured Home District to Manufactured Home Park District. Per the land development regulations, the rezoning to the mobile home park district requires a development plan showing the layout of the park in compliance with the standards. Currently the property is in non-conforming use and only one home is allowed per parcel. With the new zoning that's being requested, more homes would be allowed to be placed on the property with the eight existing homes. Also note that per section 45.25(8)(D), the MP zoning district does allow for 15% of the space within the park to be occupied by a recreational vehicle. The Planning Commission reviewed in this case of their September 5th meeting and made a do-pass recommendation on the rezoning request and approval of the accompanying development plan. All planning considerations have been completed and staff also recommends approval of the rezoning and development plan.

The Mayor asked three times, is there anyone in the audience who wished to speak in favor of this item? The Mayor asked three times if there anyone in the audience who wishes to speak in opposition of this item? Seeing that there is no others to speak for or against this item, she now declared this public hearing closed at 7:08pm

3. Mayor opened the Council Meeting at 7:08pm

CONSENT AGENDA

Minutes

3. Council Meeting Minutes 9-10-24

City Licenses

4. New and Renewal Business/Contractor Licenses

Financial Approvals

5. Financial Breakdown
6. Court Income
7. ACH Transactions
8. Transmittal Transactions
9. Payroll Fire 9-4-24 to 9-15-24
10. Payroll Regular/Police 9-9-24 to 9-22-24

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

Liz Sutherland – 200 N Fifth Ave - expressed concerns about the safety of the new bus stop behind Maverik, citing issues with semi-truck traffic and unsafe conditions for the children. The Mayor acknowledged the concerns and mentioned that the school district is responsible for the bus stop locations. She advised Mrs. Sutherland to talk to the school district regarding the stop.

ORDINANCES AND RESOLUTIONS

11. ORDINANCE 818 - FIRST READING

AN ORDINANCE TO REZONE LOT 2, HAYS SIMPLE SUBDIVISION, city OF MILLS, NATRONA COUNTY, WYOMING from MANUFACTURED HOME DISTRICT (M-H) to MANUFACTURED HOME PARK DISTRICT (M-P)

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

12. RESOLUTION NO 2024-35

A RESOLUTION FOR ELROD ADDITION, AN ADDITION TO THE CITY OF MILLS, BEING A VACATION AND REPLAT OF LOT 19, PETERSON ADDITION NO. 2 AND LOT 2, PETERSON ADDITION NO. 3, CITY OF MILLS, NATRONA COUNTY, WYOMING

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

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

13. RESOLUTION NO 2024-36

A RESOLUTION TO ESTABLISH NEW FEES TO DEFRAY CITY DEPARTMENTS COST AND LEGAL REVIEW FEES TO ESTABLISH NEW FEES TO MORE ACCURATELY ALIGN WITH THE CURRENT OPERATING COST WITH THE CITY OF MILLS, NATRONA COUNTY, WYOMING

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. Ambulance Addendum

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

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

15. Cleaning Contract

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

ADJOURNMENT

At 7: 17pm, Council Member Neumiller made a motion to adjourn, Seconded by Council Member Sutherland.

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

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - October 8, 2024 at 7:00pm / October 22, 2024 at 7:00pm

NEXT WORK SESSION - October 7, 2024 at 9:00am / October 8, 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