

**REGULAR CITY COUNCIL
MEETING**

August 11, 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 ORDERCALL TO ORDER

Mayor called the meeting to order at 7:00pm

ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. Ridge West No.2 Vacation and Replat

During the public hearing on the Ridge West No. 2 Vacation Replat, The City Planner presented a request from Greiner LLC to replat a portion of the previously approved Ridge West Subdivision. The affected area includes Lots 64 through 86 and remains zoned R-1 Single-Family Residential. Staff explained that the proposal reorganizes existing lots within the approved subdivision boundaries without expanding the subdivision footprint or requesting any zoning changes. The replat reduces the total number of residential lots by four, resulting in 19 residential lots on approximately 4.46 acres and reducing the overall residential density by creating larger lots.

The City Planner reported that the proposal complies with all applicable R-1 zoning requirements, including minimum lot size and lot width standards. Agency review comments indicated no concerns from water, sewer, police, fire, or other public service providers. Staff noted that an earlier concern from Rocky Mountain Power regarding electrical service agreements had been resolved. The Planning and Zoning Commission reviewed the application and recommended approval to the City Council. Public notice requirements were met through published notices and mailed notifications to surrounding property owners, and no public comments had been received prior to the hearing.

The ECS Engineer spoke in support of the application. He stated that he was available to answer questions and explained that Rocky Mountain Power's earlier concern resulted from a misunderstanding regarding the number of lots proposed. He clarified that the replat decreases the number of lots by four rather than increasing them and noted that the larger lot configuration would be beneficial to the development. No questions were raised by the Council.

Mayor Juarez called for additional testimony in favor of and in opposition to the application. No other individuals came forward to speak. With no further public comment, the Mayor closed the public hearing and reconvened the regular City Council meeting.

CONSENT AGENDA

Minutes

2. Council Meeting Minutes from 7/28/2026

City Licenses

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

Financial Approvals

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

OPEN DISCUSSION

Scott Clamp, Mills resident discussed property addresses, zoning, and lot configurations related to his properties. He noted that several lots were rezoned to commercial use years ago and questioned why some records still reflect residential zoning. He asked about the process and costs of combining multiple lots into a single parcel and whether doing so would affect taxes.

Staff explained that combining lots requires a minor replat. Replatting is most beneficial when selling property, addressing title issues, or resolving setback and lot line concerns for future development. Existing structures that cross lot lines may be grandfathered in, but lot consolidation can simplify future building and property transfers.

Staff noted that some zoning discrepancies may be due to mapping or recordkeeping errors and agreed to investigate the commercial zoning status of the properties discussed.

ORDINANCES AND RESOLUTIONS

11. RESOLUTION NO. 2026-19 Ridge West No.2 Vacation and Replat

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland. 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 - August 25, 2026 at 7:00pm / September 8, 2026 at 7:00pm

NEXT WORK SESSION - August 25, 2026 at 6:00pm / September 8, 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