

**REGULAR CITY COUNCIL
MEETING**

October 10, 2023

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 opened the Council Meeting at 7:00pm.

ROLL CALL

PRESENT

Mayor Leah Juarez

Council President Sara McCarthy

Council Member Cherie Butcher

Council Member Brad Neumiller

Council Member Tim Sutherland

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Mills Downtown & River Front Corridor Commercial District Rezoning

Mayor closed the Council Meeting at 7:01pm.

Mayor opened the Public Hearing at 7:01pm.

Mayor now declared the Public Hearing opened for consideration of the Mills Downtown & River Font Corridor Commercial District Rezoning. The hearing will be conducted in accordance with state statutes and has been set and advertised in accordance with the statutes. I would ask those individuals who wish to address the council on this issue to approach the lectern, state your name, and address for the record. Do we have a report from staff on this item? The City Planner stated this public hearing is for comments on the proposed Mills Downtown District rezoning. The City of Mills intends to rezone some of the properties to established business and some to public land- institutions. This went to the P & Z board on Aug 1st, 2023 where they gave a due passes for Council to review. This rezone does follow the 2017 comp plan and river front corridor plan. The Mayor asked is there anyone in the audience who wishes to speak in favor of this item? No one spoke up. Mayor asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there is anyone in the audience who wishes to speak in favor of this item. No one spoke. Mayor asked if there was anyone in the audience who wishes to speak in opposition to this item. No one spoke up. Mayor asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. For a third and final time is there anyone in the audience who wishes to speak in opposition to this item. Mayor mentioned that after all have spoken and there being no others to speak for or against this item, I now declare the public hearing closed at 7:03pm.

Mayor opened the Council Meeting at 7:03pm.

CONSENT AGENDA

Minutes

2. Council Meeting Minutes 9-26-2023

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

City Licenses

3. New and Renewal Business and Contractor Licenses 10-10-2023

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

Financial Approvals

4. Treasurer Reports September 2023

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

5. Court Report September 2023

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

6. Fire Payroll: 9-22-2023 to 10-3-2023

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

7. Regular/Police Payroll: 9-11-2023 to 9-24-2023

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

8. Financial Breakdown Reports 10-10-2023

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

Neumiller, Council Member Sutherland. Motion Passes.

ORDINANCES AND RESOLUTIONS

9. Ordinance 794 Second Reading: An Ordinance Granting An Electric Utility Franchise and General Utility Easement to Rocky Mountain Power

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

Marlene Kernodle: 4th Ave

Marlene wanted to know if we pass this Ordinance will our utility rates goes up? The Mayor stated yes it will. We are matching Casper rates. The Mayor called in the City Administrator and wanted him to explain what the money is used for. He stated that it is used for repairing of streets and office help. Councilman McCarthy stated that everything is going up and the cost of supplies is more.

AJ Harvey:

AJ wanted to know how much will it be going up? If Rocky Mountain raises theirs 29% plus our increase it will be over 30%. The Mayor stated that is correct, but I don't think it will be that high. The Mayor stated that previous we have been charging 3% and we are increasing it to 7%.

10. Ordinance 803, THIRD AND FINAL READING: (TABLED ON THIRD AND FINAL READING ON 9-26-2023) An Ordinance to Rezone Lots 9-16, Block 49 and Lots 4-12, Block 44, and Lots 3-7, Block 55, and Lots 1-14, Block 45, Excluding HWY Row Lots 8-11, Block 55, Excluding HWY Row, Town Mills, City of Mills, Natrona County, From ER (Established Residential District) and MU (Mixed Use District) to EB (Established Business District) and PLI (Public Land Institutions)

Councilman Neumiller made the motion to un- table Ordinance.803 on third and final reading. Seconded by Councilman Sutherland. Voting Yea, Mayor Juarez, Council President McCarthy, Councilman Neumiller, Councilman Sutherland. Motion Passes.

Ordinance 803 Third and Final Reading:

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

11. Ordinance 804; Second Reading: An Ordinance Regarding Legal Advertisements

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

The Mayor wanted the City Attorney to give some clarification on this. The City Attorney stated that this is an amended addition which allows the elect to use contractual publication approved by the State of Wyoming and the Secretary of States Office. He also stated that look for many changes in this area.

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

12. Ordinance 805; Second Reading: An Ordinance Seeking To De-Annex Certain Properties From The City Of Mills, Wyoming

Motion made by Council President McCarthy, Seconded by Council Member Butcher.

Marlene Kernodle stated again why we are giving away City property to Casper. The City Planner stated that the property is owned by Casper and Natrona County. The current property is in our jurisdiction. We are cleaning up our boundary lines. The property is a small piece that it really does not help us and Casper can handle it. Marlene stated don't the citizens of Mills get a chance to vote and say if we want to give up that property. The Mayor stated again, it is such a small area we are talking about and Casper already owns the property around it.

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

13. Ordinance 806: First Reading: An Ordinance Regarding Business License Fees

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

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

14. Resolution 2023-38 :A Resolution Setting 2023 Stipend Planning and Zoning Commission

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.

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

15. Resolution 2023-39: A Resolution Adopting Burning and Fire Guidelines

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

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

16. Resolution 2023-40: A Resolution Setting Business License Fees for Non-Profit and Tax Exempt Entities

Motion made by Council Member Neumiller, Seconded by Council President McCarthy.

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

COUNCIL APPROVALS

17. Council Approves the Line of Credit Increase and Approves the Mayor to Sign the Documents

Motion made by Council President McCarthy, Seconded by Council Member Neumiller.

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

OPEN DISCUSSION

Scott Clamp: 720 Wasatch

Scott wanted to know the process of vacating an alley. He believes the address is 309 7th Street. Councilman Neumiller stated that he need to go through P & Z board. There is some property for sale up by him and he contacted the relator on it because there is a tree that has fallen down on his property and he wants to know who is going to clean it up. The relator asked if he was interested in buying it and he stated no. There is a house on the property that does need to come down. He is just concerned with the trees that are falling on his property.

Mayor wanted to let people in the audience to know that we have a work session at 6:00pm right before the council meeting that you can find answers to a lot of your questions. They are open to the public.

EXECUTIVE SESSION

Mayor asked for a motion to go into Executive Session for a Personnel Issue at 7:21pm.

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

Back from Executive Session at 7:44pm.

No Action Taken

ADJOURNMENT

Mayor asked for a motion to adjourn the Council Meeting at 7:44PM.

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

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - October 24th, 2023 @ 7:00pm/ November 14th, 2023 @ 7:00pm/ November 28th, 2023 @ 7:00pm

NEXT WORK SESSION- October 24th, 2023 @ 6:00pm/ November 13th, 2023 @ 9:00am/ November 14th, 2023 @ 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, Christine Trumbull