

**REGULAR CITY COUNCIL  
MEETING**

**April 08, 2025**

**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

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**MINUTES**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

**Minutes**

1. Council Meeting Minutes 3-25-25

**City Licenses**

2. New/Renewal Business, Contractor Licenses, and Home Occupation Permits

**Financial Approvals**

3. Financial Breakdown - Check Register & Future ACH Transactions
4. PAID ACH / EFT Transactions
5. Regular / Police Payroll 3-10-25 to 3-23-25
6. Fire Payroll 3-15-25 to 3-26-25
7. Transmittal Transactions

Motion made by Council Member Sutherland, Seconded by Council President Neumiller,  
Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President  
Neumiller, and Council Member Butcher, motion passes

**OPEN DISCUSSION**

No one spoke

**ORDINANCES AND RESOLUTIONS**

**8. ORDINANCE NO. 819 - VACATION - THIRD AND FINAL READING**

**AN ORDINANCE VACATING A .63 ACRE PARCEL OF THE FORMER WYOMING  
BOULEVARD IN THE CITY OF MILLS, WYOMING AND TRANSFERING THE SAME TO  
MOBILE CONCRETE, INC.**

Motion made by Council President Neumiller, Seconded by Council Member McCarthy,  
Discussion: Mayor Juarez commented that this is the third and final reading for the bike trail and cleaning up that property, as council recalls we've decided to go a different way with some of this, ask if there were any other comments. Voting Yea: Council Member Sutherland, Council Member McCarthy, and Council President Neumiller, Voting Nah: Mayor Juarez and Council Member Butcher. Mayor Juarez asked Council Member Sutherland if he was sure he was in favor of giving this property away, Council Member Sutherland replied yes. Motion passes

**9. RESOLUTION NO. 2025-14**

**A RESOLUTION FOR APPROVAL OF A DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL BUILDING ADDITION FOR LYLE VINICH, LOCATED ON LOT 2A, SAGE ADDITION, CITY OF MILLS, WYOMING**

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

Discussion: Council would like to review how the property sits in regards to the setbacks, President Neumiller asked if Sean about the north end of the lot, stating it was 9.4' from the property line and there is a 10' wide easement there. The City Clerk showed Sean where President Neumiller was referring to. Sean said he needs to confirm that. President Neumiller explained a solution would be to move the easement so the Chamberlin address would be a side lot with the 5' easement and then the 10' easement would go to the back lot line, this could be covered with an affidavit. President Neumiller asked that they write the affidavit and show us proof that it had been recorded. Sean will also double check his numbers. The City Attorney made sure Sean was aware we needed a copy of the affidavit once it's been recorded. Sean agreed.

Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

**10. RESOLUTION NO. 2025-15**

**RESOLUTION ADOPTING INITIAL FEE FOR RESIDENT OR PROPERTY OWNER PROPERTY INSPECTIONS OF DEVELOPED LOTS**

Motion made by Council Member McCarthy, Seconded by Council Member Sutherland,  
Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

**COUNCIL APPROVALS**

**11. Jonah Bank - Change in Terms Agreement – 90 day extension**

Motion made by Council President Neumiller, Seconded by Council Member McCarthy,  
Discussion: Mayor Juarez clarified that this a 90 day extension, she would also like another motion to extend or renew for a year.

Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

The Mayor asked for a motion to approve a new one-year agreement with Jonah Bank.

Motion moved by Council President Neumiller, Seconded by Council Member McCarthy, Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

**12. Bar Nunn - Hydro Vac-Trailer Purchase**

Motion made by Council President Neumiller, Seconded by Council Member Sutherland, Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

## **EXECUTIVE SESSION**

Sean came forward again and asked since the lot is addressed off of Chamberlain Road would that not be a site set back. Council President Neumiller responded it would be put in as a 10' utility easement. Just need to move that utility easement. Sean thanked council again.

### **13. Executive Session - Legal Matter**

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:09pm. Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:19pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to write off EMS charges as uncollectable. Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

### **14. Executive Session - Personnel Matter**

The Mayor asked for a motion to go into Executive Session for a personnel matter at 7:20pm. Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:28pm.

No action necessary.

### **15. Executive Session - Legal Matter**

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:28pm. Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:37pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to approve hiring outside council. Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

### **16. Executive Session - Legal Matter**

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:37pm. Council President Neumiller made a motion, Council Member McCarthy seconded the motion. Voting Yea: Council Member

Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:45pm.

No action necessary.

## **ADJOURNMENT**

Mayor Juarez asked for a motion to adjourn. Council Member McCathy made a motion to adjourn the meeting at 7:45 pm, Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

## **AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - April 22, 2025 at 7:00 pm

**NEXT WORK SESSION** - April 22, 2025 at 6:00 pm / May 12, 2025 at 9:00 am

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.

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn