

**REGULAR CITY COUNCIL
MEETING**

April 28, 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 ORDER

Mayor called the meeting to order at 7:01 pm

ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

SWEAR IN

1. Jason Zamora – Firefighter

The City Clerk swore in Jason Zamora as a Firefighter

CONSENT AGENDA

Minutes

2. Council Meeting Minutes

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 - *None*
6. Regular / Police Payroll
7. Fire Payroll
8. Transmittal Transactions

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

OPEN DISCUSSION

Resident Michelle V. Hill addressed the Council regarding ongoing excessive noise disturbances near Discovery and Pontiac Street, where she has resided since August 2025. Ms. Hill stated that for nearly two years she has experienced repeated high-decibel disturbances originating primarily from neighboring residences on Discovery Street. Reported disturbances included loud vehicles, loud music, fireworks, and excessive motorcycle engine revving occurring throughout all seasons and at various times of day. Ms. Hill stated that the noise levels frequently exceed what can be masked by indoor electronics. Ms. Hill requested that the Council review the City's current ordinances and consider strengthening local noise regulations to provide more effective enforcement options. She stated she is prepared to provide documentation and evidence to appropriate authorities.

In response, the Mayor clarified the separation between the legislative role of the Council and the enforcement responsibilities of law enforcement. It was recommended that evidentiary materials be directed to the Police Department rather than submitted to the Council directly.

The City Attorney discussion followed regarding existing City noise ordinances. It was noted that the City of Mills currently has multiple ordinances addressing noise-related issues, including Municipal Code Section 10.20.050 concerning unnecessary engine noise and vehicle engine revving, as well as Chapter 8.10 regarding general noise disturbances. Council members acknowledged that noise ordinances can be difficult to enforce due to subjective interpretation; however, the ordinance language regarding unnecessary engine revving was described as relatively straightforward. The Mayor informed Ms. Hill that the City's ordinances are available online through the City of Mills website under the Code of Ordinances section and may be searched by keyword.

Scott Clamp addressed the Council regarding questions about the City's noise ordinances and concerns associated with ongoing utility and internet infrastructure installation projects within residential areas.

Mr. Clamp inquired whether noise ordinance standards differ between commercial and residential properties within the City of Mills. Staff responded that Chapter 8.10 of the Mills Code addresses noise regulations generally and includes several exceptions, including safety signals and warning devices. It was noted that the ordinance references decibel limits; however, enforcement can be difficult depending on surrounding land uses and the nature of the activity involved. Discussion included examples comparing expected noise levels in industrial or commercial settings versus residential neighborhoods.

Mr. Clamp also discussed concerns regarding utility and fiber installation work occurring throughout the community. Concerns included drilling operations, pressure being placed on utility poles, potential impacts to sewer lines and concrete infrastructure, and a perceived lack of communication and notification provided to property owners prior to work being conducted. Mr. Clamp stated that contractors had allegedly entered private property without permission, driven over sewer lines, trimmed trees, and utilized private access routes without prior consent.

Council members acknowledged the concerns and stated that the City relies heavily on communication from residents to identify contractor-related issues and hold utility companies accountable when problems arise. Residents were encouraged to report concerns, unauthorized access, or property damage to City staff so appropriate follow-up could occur with the contractors involved.

Additional discussion included utility easements, underground infrastructure, alley access, and long-term safety concerns involving alleyways and barriers in the areas of Wasatch, Pendell, and Midwest Streets. Mr. Clamp noted concerns regarding missing barriers, aging infrastructure, and the potential for vehicle or public safety incidents in certain alley locations.

Council members advised that multiple utility companies are currently conducting work throughout the area and emphasized the importance of continued communication between residents, contractors, and the City. The discussion concluded with appreciation expressed to Mr. Clamp for bringing the concerns forward and encouraging continued reporting of issues as they arise.

COUNCIL APPROVALS

9. CRC Contract

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

EXECUTIVE SESSION

10. Legal Matter

Council President Neumiller made a motion to go into executive session for a legal matter at 7:23pm. Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 8:00pm.

Action: Council Member Butcher made a motion to authorize the Mayor to attend ADR and set certain authority as discussed. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

11. Legal Matter

Council President Neumiller made a motion to go into executive session for a legal matter at 8:00pm. Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

All of council returned from the executive session legal matter at 8:05pm.

Action: Council Member Butcher made a motion to write off certain medical billing. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

ADJOURNMENT

Council President Neumiller moved to adjourn the meeting, seconded by Council Member Sutherland at 8:05pm. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland.

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - May 12, 2026 at 7:00pm / May 26, 2026 at 7:00pm

NEXT WORK SESSION - May 11, 2026 at 9:00am / May 12, 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, Sarah Osborn