

**REGULAR CITY COUNCIL
MEETING**

November 25, 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

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

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

1. Council Meeting Minutes 11-10-25

City Licenses

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

Financial Approvals

3. Financial Breakdown - Check Register & Future ACH/EFT Transactions

4. PAID ACH / EFT Transactions

No Transactions

5. Regular / Police Payroll 11-3-25 to 11-16-25

6. Fire Payroll 10-29-25 to 11-9-25

7. Transmittal Transactions

8. Treasurer's Report

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

Scott Clamp, 720 Wasatch Avenue

Mr. Clamp addressed the Council regarding longstanding water and infrastructure concerns affecting his property at 725 Wasatch Avenue. He stated that a 1963 low-volume fire hydrant is located in the middle of his driveway. He noted the hydrant is outdated, low-flow, and rarely usable, as fire crews would likely utilize the higher-volume hydrant located approximately 50 feet away on Pendell.

Mr. Clamp explained that the shutoff valve for the old hydrant cannot be located despite multiple attempts over the years, which has prevented the City from properly abandoning or removing it. He stated that over the past 25 years he has been told several times—by former staff members including Joe Dill, Marley, and Seth—that grant funding existed to remove the hydrant; however, no action has ever occurred.

Mr. Clamp also described a larger, long-standing issue with the water main under Pendell, which he characterized as having a “temporary band-aid” repair dating back decades. He expressed concern that a major failure is inevitable and will likely occur during winter conditions, resulting in a far more expensive emergency repair. He noted that the area near Pendell and Wasatch repeatedly requires patching at the concrete, which he believes could indicate underground leakage.

He further stated that his building at 725 Wasatch is showing signs of concrete cracking and heaving, and he is unsure whether the cause is a leak, street issues, or foundation problems. He emphasized that if a water-line failure occurs, it could impact multiple sewer service lines connected in that area, including three that tie into his property. He stated he would not assume financial responsibility if damage is caused by municipal infrastructure failure.

Mr. Clamp also raised concerns about historical alignment issues with Pendell Avenue, asserting that when the road was reconstructed many years ago, it was built in the wrong location and shifted approximately 15 feet into adjoining private property based on the original 1921–1922 plat. As an indication of this, he noted his sewer line appears to extend beneath Pendell even though his house predates the road reconstruction.

Mr. Clamp stated he is not attempting to create controversy but believes the hydrant and the Pendell water main represent a long-deferred problem that must be addressed. He stressed that now, during low-consumption months, is the best time for the City to investigate the patch area, identify the hydrant service line, and abandon the hydrant properly before a failure occurs. He reiterated that he has raised these concerns for more than 30 years and hopes the City will take action before the situation results in a costly emergency.

Mayor Juarez acknowledged Mr. Clamp’s concerns and agreed that the lower Mills water and sewer infrastructure, particularly in the Pendell/Wasatch area, has been a known issue for many years. She explained that the City has submitted federal funding requests for two consecutive congressional sessions, seeking approximately \$5 million for the “Lower Mills Infrastructure Project.” Representative Hegeman has supported the Phase 1 request, which includes the Pendell/Wasatch area, though available funding remains limited.

The Mayor noted that while the City cannot guarantee congressional funding, the area Mr. Clamp referenced is phase one within the planned project scope, and City staff have thoroughly mapped the system and documented the deficiencies.

President Neumiller added that the City recognizes the risk of “water hammer” events in older lines, which complicates repair sequencing. Both the Mayor and Council expressed appreciation for Mr. Clamp’s patience and reiterated that the City is actively pursuing funding.

Casey Coates with Public Works stated that the Pendell/Wasatch area contains some of the oldest water infrastructure in the City. He explained that staff has not observed any active leakage from the hydrant located in Mr. Clamp’s driveway; however, there is an older repair clamp on the service line approximately five feet from

the hydrant. The hydrant has a thrust block in place, but the age of the clamp and how long it has been in service are unknown.

Casey noted that the hydrant was last accessed in 2016, and while it can still be used in a fire emergency, older hydrants can be difficult to shut off once opened. He stated this issue is not widespread in the Mills system, but is occasionally seen with infrastructure of this age.

He also referenced a similar situation the City is currently addressing with the Western Area Power Administration (WAPA), where a 1943 hydrant failed after freezing due to being improperly shut down by a contractor. The cost just to cut and cap that hydrant is approximately \$20,000, illustrating the expense associated with removing older hydrants.

Regarding the recurring street patching on Pendell, Casey stated that it is unknown whether the moisture present is from pipeline seepage or other causes. He noted that pipelines nationwide routinely lose 20–30% of volume, so some leakage is always possible. The frequent patching occurs largely because a cold patch is used in that area due to lower traffic, and cold patch deteriorates more quickly. A more permanent hot patch repair could be completed when asphalt production resumes in the warmer season.

Casey confirmed that Public Works will provide Mr. Clamp with the infrastructure packet the City submitted to Congress, which outlines the planned Lower Mills improvements and includes the section addressing this neighborhood.

Jeremy Brown, 615 Toll Street, Evansville

Mr. Brown addressed the Council to express concerns regarding Ordinance 832 and the potential impacts of development decisions on existing property owners. He questioned why the City would move forward with development that, in his view, may negatively affect nearby residents and their livelihoods. He stated that, based on the information he had reviewed, he believed there were more individuals opposed to the ordinance than in support. He emphasized that elected officials have a duty to protect existing residents and their property rights.

Mr. Brown also voiced concerns regarding public records and FOIA request procedures in Mills. He stated that when he previously sought information about FOIA processes on social media, he did not receive clear answers and therefore filed a FOIA request to obtain the information. He expressed that the City's response cited experience rather than documented procedures, which he found inadequate. He encouraged the City to consider adopting a more formalized records-tracking system similar to the process he experiences in Evansville.

Mr. Brown then asked Mayor Juarez to clarify statements made in a video she had posted on personal social media, in which she stated she was "not a secret keeper" and referenced individuals who "harm children." He played the video for the record and requested clarification regarding whom the statements referred to, stating that allegations involving harm to children should be handled transparently.

Mayor Juarez responded that the video referenced situations brought to her attention involving concerns about individuals or organizations in positions of responsibility, including matters related to Visit Casper. She stated that she often receives requests not to disclose certain issues, but that she is committed to transparency, especially in situations involving potential harm to children.

When asked to identify specific individuals, the Mayor stated she is legally restricted from disclosing certain information and cannot publicly name persons involved in confidential matters. She emphasized that this limitation is a source of personal frustration, as she would prefer greater openness regarding issues that come before her.

The Mayor clarified that her remarks were directed toward board-level concerns within Visit Casper and instances where, in her view, transparency was discouraged to protect funding or image.

Mr. Brown then expressed interest in discussing these concerns further. The Mayor stated that she would be willing to meet privately to discuss matters more in depth and requested that he provide his contact information to the City Clerk so a conversation could be scheduled.

ORDINANCES AND RESOLUTIONS

9. ORDINANCE NO. 832 THIRD AND FINAL READING:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MILLS, WYOMING, BY REZONING MOUNTAIN MEADOWS SUBDIVISION, NO. 2, LOT 2A FROM URBAN AGRICULTURE (UA) TO RESIDENTIAL ONE (R-1)

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

The Mayor noted that there were no updates and that nothing had changed since the previous discussion; therefore, no staff report was provided.

10. ORDINANCE NO. 833 THIRD AND FINAL READING:

ORDINANCE RENAMING MILLS MEMORIAL PARK AS SERVICE AND SACRIFICE PARK

Council President Neumiller moved to table Ordinance 833, Motion was seconded by Council Member McCarthy.

Council Member Butcher stated that the reason the item was being tabled was due to the park renaming issue itself. She noted that the name was brought before Council on September 23, approximately five weeks prior to the first reading, and there were no concerns about the name that time. She emphasized that no discussion occurred then, and she wanted that context noted for the record.

Mayor Juarez stated that although the matter had been discussed in work sessions council members had now arisen questions on the name and requested an additional work session to discuss. The Mayor noted the work of the fundraising group and the potential harm to delay the group. She requested that Council establish a timeline or goal for resolving the name question. She asked how the City intends to select a name, what the next steps would be if consensus is not reached, and how to proceed if the name ultimately changes.

She expressed concern that the volunteer group had already spent \$685 in donated funds to incorporate the chosen name into required paperwork. With Council Member McCarthy now wanting to be more active in the naming process, she questioned how the City could reasonably ask the group to redo and repay for revised filings if a different name is selected.

Scott Clamp raised his hand and asked whether the issue could be resolved by simply renaming the park “Mills Memorial Service and Sacrifice Park,” noting that he had not previously been involved in the discussions but believed this may provide a straightforward solution.

Council Member Butcher responded that some individuals felt the proposed name was too long.

Mayor Juarez added that Council Member McCarthy had previously commented that the name was “a mouthful” and had asked her to provide alternative proposed names for consideration.

Council Member McCarthy responded that she would have names as soon as she thinks of them. Council President Neumiller added that his idea to table it came from negative responses from veterans.

Council Member Neumiller stated, "I call for the question". He reiterated that calling the question would end debate.

Mayor Juarez responded that she was still presiding over the meeting and was allowing discussion to continue.

Council Member Neumiller clarified his position but allowed the discussion to proceed as directed.

Mayor Juarez stated that she would like to see a list of alternative names presented to the group. She suggested inviting the Veterans Commission to the scheduled work session so they may also provide input and noted that Council Member McCarthy could present her proposed names at that time.

The Mayor added that she still wanted to hear a proposal for how the fundraising group would be reimbursed expenses already incurred under the previously used name, emphasizing that the park name in question had been before Council multiple times.

The Mayor asked how council votes. Voting Yea: Council Member McCarthy, Council President Neumiller, Council Member Sutherland. Voting Nay: Mayor Juarez, and Council Member Butcher Motion to table is passed.

11. ORDINANCE NO. 834 SECOND READING:

ORDINANCE CONCERNING GAMING

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.

12. RESOLUTION NO. 2025-42

RESOLUTION DESIGNATING FIRE CHIEF WIL GAY AS COMPETENT PERSON FOR PURPOSE OF FIRE EXTINGUISHER INSPECTIONS.

Motion made by Council President Neumiller to approve, Seconded by Council Member Sutherland.

Council Member McCarthy asked whether the item under discussion was the same policy previously hired or developed, and whether it applied only to City-owned buildings.

City Attorney Pat Holscher responded that the policy had been drafted broadly in case future needs arise, but that its application is currently intended solely for City of Mills buildings as an internal policy.

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

EXECUTIVE SESSION

13. Property Matter

Council President Neumiller asked for a motion to go into executive session for a property matter at 7:32pm.

Motion made by Council Member Sutherland to go into executive session for a legal matter, 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 7:42pm.

Council Member Butcher made a motion to approve a draft lease to be presented to tenants subject to final review by the Mayor and staff, Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council

Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland. Motion passes.

14. Legal Matter

Council President Neumiller asked for a motion to go into executive session for a legal matter at 7:43pm. Motion made by Council Member Sutherland to go into executive session for a legal matter, 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 7:45pm.

No action necessary

ADJOURNMENT

Council President Neumiller moves to adjourn meeting at 7:46pm, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - December 9, 2025 at 7:00pm / December 23, 2025 at 7:00pm

NEXT WORK SESSION - December 8, 2025 at 9:00am / December 23, 2025 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