

**REGULAR CITY COUNCIL  
MEETING**

**October 08, 2024**

**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

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**MINUTES**

**CALL TO ORDER**

Mayor called the meeting to order at 7:01 pm

**ROLL CALL**

Present:

Mayor Juarez

President McCarthy

Council Butcher

Council Neumiller

Council Sutherland

**CONSENT AGENDA**

**Minutes**

1. Council Meeting Minutes 9-24-24

**City Licenses**

2. New and Renewal Business and Contractor Licenses

**Financial Approvals**

3. Treasurer's Report
4. Investment Accounts
5. Financial Breakdown
6. ACH Transactions
7. Court Income
8. Transmittal Transactions
9. Payroll Regular/Police 9-23-24 to 10-6-24
10. Payroll Fire 9-16-24 to 9-27-24
11. Voided Checks

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

## COMMUNICATIONS

### 12. Water Treatment Supervisor - Mills Drinking Water – Casey Coates

- Explanation of the issue with trihalomethanes (THMs) exceeding EPA limits.
- The location average for 401 Crescent in Mills, Wyoming was .084 milligrams per liter.
- The EPA establishes a maximum contaminant level of .080 milligrams per liter.
- Factors contributing to the issue include storage capacity versus demand, warm temperatures, source water quality, and disinfection amounts.
- On any given day, there are four million gallons plus of stored water.
- Peak demand during the summer is about 1.25 million gallons.
- Health concerns related to disinfection byproducts include associations with cancer and pregnancy outcomes.
- Epidemiological research demonstrates low but significant associations between disinfected drinking water and adverse health effects, including cancer of the bladder, colon, and rectum.
- Alternative disinfection methods like chloramines, ozone, and ultraviolet light have their own drawbacks.
- Chloramines can form other harmful byproducts and increase corrosion.
- Ozone creates other disinfection byproducts and does not provide protection in the distribution system.
- Ultraviolet light does not provide continuous protection in the distribution system.
- Bottled water may also contain disinfection byproducts.
  - Some studies indicate that somewhere near 64% of bottled water is actually repurposed tap water.
- [Mayor]: Public misconception that the issue affects the entire city. The affected area that reported a touch high was only in the highlighted area.
  - Council members continue to drink, cook, and bathe in the water despite the report.
- Conclusion
  - The water contamination issue is being addressed according to EPA guidelines, with efforts to clear it up within six months and the construction of a new water tower.
- Next Steps
  - Address the water contamination issue as rapidly as possible.
  - Second water tank is in the works.
  - Public Works Office to provide more information to residents

## OPEN DISCUSSION

Jennifer English – Resident for 10 years – Shared her concerns about the water being tainted and harmful to both humans and pet. She was also upset that the notification about the water contamination took too long. The Water Treatment Supervisor explained that the EPA guidelines dictate when public notices must be issued based on running averages. The running average must exceed the EPA's minimum contaminant level before a notice is issued. The water contamination issue will take six months to clear up. The process must be done slowly to ensure proper clearance. The contamination is localized to a specific area with dead-end mains. Low water consumption areas have higher water age, which reduces chlorine residuals. The Mayor added that pets are unlikely to be significantly affected by the contamination over their lifetime. Even at the highest dosage, pets would not see significant impact over their lifetime. Ms. English also asked questions regarding her zip code and not being able to receive mail directly at her home. Was curious why her neighbors had mailboxes but she was not allowed to have one. The Mayor responded that the issue is a work in progress, that the postal service issue has reached Congress but is still unresolved. It will take a congressional act to pass the issue at a federal level.

Amanda D – Also shared concerns regarding the water contamination. She asked about the quarters that we were above the average. Mr. Coates clarified that 2 quarters we were above the average. Amanda also questioned the contaminated area and verified that the water would not get to other parts. Mr. Coates responded that the water would not because there is a dead-end main. Amanda was also curious about where we took the samples. Mr. Coates responded that we can take samples from the tap and hydrant. He explained that we do the samples all over the town.

Council Attendee – She wanted to know more about the samples, testing lab, and if we could sample her water. Mr. Coates said we could do tests in our lab in our treatment plant and we send them to a lab. He said that we could test her water and provide her with the results if needed. The Mayor explained that the lab we use is EPA certified and that there is a process to these tests. There's a sterilization method that has to take place first to make sure that none of the contaminants are coming from the faucet tap itself. The lab will let you bring a sample in and test it but you know I would recommend working with the guys to find out how to properly take a sample.

Lance Knigge – He came in to discuss the feral cat situation on Progress Circle. Mr. Knigge was concerned about the accuracy and implementation of the TNR program. The Mayor mentioned that there is a lack of funding for a proper TNR Program. She also recommended that Mr. Knigge have a surveyor come out and re-flag the property line to clear up any issues. She informed Mr. Knigge that we have amended the work session minutes to reflect a more accurate account of what was discussed. Mr. Knigge offered to help get a TNR program going in Mills. President McCarthy will keep in touch with Mr. Knigge.

Chester Walsh – Asked Mr. Coates questions about the filtering system and how often the filters are changed. Mr. Coates explained the filtering system and told Mr. Walsh that the filters are changed daily, sometimes more.

## **ORDINANCES AND RESOLUTIONS**

### **13. ORDINANCE 818 - SECOND READING**

AN ORDINANCE TO REZONE LOT 2, HAYS SIMPLE SUBDIVISION, city OF MILLS, NATRONA COUNTY, WYOMING from MANUFACTURED HOME DISTRICT (M-H) to MANUFACTURED HOME PARK DISTRICT (M-P)

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

### **14. RESOLUTION NO 2024-37**

A RESOLUTION REGARDING SCHEDULE OF EQUIPMENT NO. 02, DATED 9/23/2024, TO MASTER EQUIPMENT PURCHASE AGREEMENT, DATED AS OF 2/19/2023, BETWEEN COMMUNITY FIRST NATIONAL BANK AS LESSOR AND THE CITY OF MILLS, WYOMING AS LESSEE

City Attorney explained the need for a resolution to proceed with the ambulance purchase, dated September 23, 2024

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

## **EXECUTIVE SESSION**

### 15. Executive Session - Property Matter

Motion made by Council President McCarthy to go into an Executive Session, Seconded by Council Member Butcher. Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

Council returned from Executive Session at 8:16pm

The Mayor asked for a motion. Council Butcher made a motion to authorize the drafting of a lease on a piece of property contingent on determination of electrical services. Seconded by Council Member Neumiller. Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

### 16. Executive Session – Legal

Motion made by Council President McCarthy to go into an Executive Session, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

Council returned from Executive Session at 8:34pm

The Mayor requested a comment from staff. The City Attorney replied that we would like the record to note that the staff has been directed to continue to look into the topic of certain contributions and payments so that we can accurately determine the nature and extent of the issue. We anticipate that the numbers will be available to council by the next council meeting. No action needed.

### 17. Executive session – Personnel Matter

Motion made by Council Member Neumiller to go into an Executive Session, Seconded by Council Member Butcher. Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

Council returned from Executive Session at 9:24pm

No action

## **ADJOURNMENT**

Council Member Neumiller made a motion to adjourn, Seconded by Council President McCarthy. Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Neumiller, Council Member Sutherland

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

**NEXT MEETING** - October 22, 2024 at 7:00pm / November 12, 2024 at 7:00pm

**NEXT WORK SESSION** - November 12, 2024 at 6:00pm / November 26, 2024 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.

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn