

**REGULAR CITY COUNCIL
MEETING**

April 22, 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

Council President called the meeting to order at 7:00 pm

ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION

1. Executive Session - Property Matter

The Mayor asked for a motion to go into Executive Session for a property matter at 7:02pm. Council Member Butcher 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 7:43pm.

No action necessary

CONSENT AGENDA

Minutes

2. Council Meeting Minutes 4-8-25

City Licenses

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

Financial Approvals

4. Financial Breakdown - Check Register & Futer ACH/EFT Transactions

5. PAID ACH / EFT Transactions - None

6. Regular / Police Payroll 3-24-25 to 4-6-25

7. Fire Payroll 3-27-25 to 4-7-25
8. Transmittal Transactions
9. Treasurer Report - Account Balances
10. Court Report

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

OPEN DISCUSSION

No one spoke

ORDINANCES & RESOLUTIONS

11. RESOLUTION NO. 2025-16: Cross Country Freight Development Plan

A RESOLUTION FOR APPROVAL OF A DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL BUILDING FOR NAP NEBRASKA, LLA, LOCATED ON LOTS 11 & 12, OPPORTUNITY SUBDIVISION, CITY OF MILLS, WYOMING

The Mayor asked for a report from staff. The City Planner, Megan Nelms, detailed Case Number 25.02 DEV for Cross Country Freight Development Plan. The applicant is proposing to construct a 4,375 square foot warehouse and associated loading docks and area for a commercial transportation business. The proposed site sits on two lots totaling just under 5.0-acres in size within Opportunity Subdivision, however no structures will cross property boundaries and all required zoning setbacks have been met. The property is zoned I-1 (Light Industrial). At their April 3, 2025, meeting the Planning & Zoning Commission made a “DO PASS” recommendation on the Development Plan, all completion of all planning considerations have been met. Dave Swinney from Caspar Building Systems came forward to answer questions. The City Attorney commented that the subdivision had been approved quite a while ago, and at the time it was approved for water and sewer from Wardwell Water and Sewer District, which no longer exists. He noted that that service is now provided by the Town of Bar Nunn, and that the infrastructure already exists. He asked Mr. Swinney to inform the Town of Bar Nunn and make them aware of the situation, since they took over for Wardwell Water and Sewer District. Mr. Swinney nodded his head and stated he understood.

Motion made 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

COUNCIL APPROVALS

12. Cell Site Lease - Vertical Consultants - Engagement and Authorization Letter

The Mayor stated that the city will explore any additional options that may be available.

EXECUTIVE SESSIONS

13. Executive Session - Property Matter

The Mayor asked for a motion to go into Executive Session for a property matter at 7:49pm. Council Member Sutherland 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 7:54pm.

The Mayor asked for a motion from council. Council Member McCarthy made a motion to approve a parcel of real property subject to the resolution of certain title questions, 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 - Legal Matter

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:55pm. 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 8:00pm.

The Mayor asked for a motion from council. Council Member Butcher made a motion to approve to hire council on a legal matter, 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

15. Executive Session - Personnel Matter

The Mayor asked for a motion to go into Executive Session for a personnel matter at 8:01pm. Council President Neumiller 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 8:19pm.

No action was necessary.

COUNCIL MOTION

16. Motion to Override Mayoral Veto of Ordinance 819

The Mayor asked for a motion to override mayoral veto of Ordinance 819. Council President Neumiller moved the motion, Council Member McCarthy seconded the motion.

The Mayor asked if council had any discussion. No one spoke. The Mayor prepared a statement and read: My decision to exercise this veto authority was not taken lightly and is based upon my concerns that the original purpose of this vacation stands to no longer be fulfilled and that the disposal of the right of way at the present time and under the present circumstances no longer serves the best interest of the community. It is the responsibility of the governing body to be fiscally responsible. Transferring property to one sole individual over the best interests of the community is short-sighted and biased. The taxpayers picked up the tab to transfer this property to this one individual at no cost to the beneficiary. The expenses incurred by the city as a result of this transfer along with the direct benefit to the landowner do not represent the best interest of the community. It should be made available for public use or later a public sale in order to recover losses incurred by taxpayers, thereby preventing them from bearing the burden twice. Further, I have serious reservations about the bike trail grant and its improper use of funds as well as a conflict of

interest with a voting council member. In my opinion, to apply grant funds to cover the vacation of right of way expenses is a misuse of federal and state funds. The state has not been informed of the change to the bike trail. The state was not made aware of deviation of the original executive agreement. The state was not made aware of the intent to fund this vacation of right of way which is no longer associated with the bike trail with grant funds. Council should not overturn this veto, as council has been informed of these issues associated with this grant. The State is now meeting with us to look further into the situation. Transferring this property should not take place. We should allow the state to assist us in navigating this situation and later discuss if transferring this property is the right decision, taking into effect expenses associated with this item. The Mayor asked if there was any discussion from council. No other discussion.

The Mayor asked how council votes, Council Member Sutherland voted nah, Council Member McCarthy stated 'this is really hard' voted yea, Council Member Neumiller voted yea, Council Member Butcher voted nah. Motion failed at this time.

ADJOURNMENT

Mayor Juarez asked for a motion to adjourn. Council President Neumiller made a motion to adjourn the meeting at 8:23 pm, 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

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - May 13, 2025 at 7:00 pm / May 27, 2025 at 7:00 pm

NEXT WORK SESSION - May 12, 2025 at 9:00 am / May 13, 2025 at 6:00 pm

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