

**REGULAR CITY COUNCIL
MEETING**

September 22, 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 7:00pm

ROLL CALL

Present:

Mayor Juarez

President Neumiller

Council Butcher

Council McCarthy

Council Sutherland

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Wyoming Classical Academy Local TEFRA Bond

Mayor Juarez closed the regular council meeting and opened the public hearing for consideration of the Wyoming Classical Academy local TEFRA bond.

Staff reported that the resolution would authorize execution of a public approval certificate required for the bond issuance. The bond is being sought by Wyoming Classical Academy and is not a City bond. The City bears no liability and serves only as the host municipality for the purpose of federal requirements for a public hearing. Staff confirmed all legal notice and public hearing requirements had been met.

Jacob Carlton, counsel with Gilmore Bell, explained that the bonds would be issued through the Public Finance Authority to assist Wyoming Classical Academy in financing charter school facilities. He stated that federal tax law requires a public hearing process for this type of bond and reiterated that the bond creates no financial obligation or liability for the City.

Russ Donley, Wyoming Classical Academy, thanked the Mayor and Council for their support. He reported that the bond process is nearing completion and that construction is expected to begin soon. The project will add a high school wing to the existing school, supporting the Academy's planned expansion from its current K-9 program to a full K-12 school. Plans have been submitted for review and future approval.

Mayor Juarez called three times for public comment in favor of the item and three times for comments in opposition. No further public comments were received; Mayor Juarez closed the public hearing.

CONSENT AGENDA

Minutes

2. Council Meeting Minutes from 9/8/2026

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
6. Regular / Police Payroll
7. Fire Payroll

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

OPEN DISCUSSION

Tisa Sucher appeared to request a payment plan for a property at **147 S. Oregon Trail**. She explained that she serves as both payee and caregiver for a disabled individual on a fixed income and recently discovered that water service to the property had been disconnected due to an unpaid balance. She stated that she was unaware of the shutoff notice and noted that a water hose leak had caused a significant increase in the utility bill.

Ms. Sucher requested consideration for a payment plan and asked whether the bill could be reduced due to the leak. She also noted that the property is under contract for sale, with a tentative closing expected in October.

Staff reported the account balance was approximately **\$576.63**, plus a \$30.00 fee associated with restoring service. Council members discussed the Cities policy requiring outstanding utility balances to be paid before service can be transferred to a new owner.

Staff will review the account, calculate any eligible leak adjustment, and contact Ms. Sucher with the results. Council also suggested that any remaining balance could potentially be addressed as part of the property closing process. Ms. Sucher expressed appreciation for the consideration.

Jeremy Brown, of Evansville, stated that it had been 32 days since the City acknowledged two public records requests submitted on August 21, 2026, and expressed concern that he had not received the requested records, a production date, or notice of an extension.

The City Attorney asked which records were outstanding. Brown identified an employee's resignation letter and a text message exchange involving Mayor Juarez and Council President Neumiller. The City Attorney stated that responses had been sent by email, although Brown indicated he had not received them. The City Attorney agreed to verify the requests and resend any records not previously received.

Brown also address comments made about him, disputing being labeled a Nazi and providing copies of documents for council members to review.

The City Attorney reiterated that public records requests are typically handled promptly, stated that he believed responses had already been provided, and agreed to confirm the status of both requests and send any outstanding records. Brown thanked him and noted he would pay any applicable fees if required. The City Attorney responded that no payment was necessary.

Mayor Juarez discussed relocating the fire bell tribute display to the park so it can be more visible and appreciated by the public. Resident Scott Clamp, noted that the original intent was for the fire hose cart portion to return to the old fire hall, consistent with a previous unanimous vote, but agreed that a tribute remains valuable regardless of location. Discussion included restoring and better displaying the tribute, potentially with a custom stand and historical photographs showing its original placement and appearance. Staff will look into locating existing photographs to incorporate into the display.

ORDINANCES AND RESOLUTIONS

8. RESOLUTION NO. 2026-21 A RESOLUTION APPROVING EXECUTING A PUBLIC APPROVAL CERTIFICATE AS THE HOST CITY (SITUS) UNDER SECTION 147(f) OF THE INTERNAL REVENUE CODE IN ORDER THAT WYOMING CLASSICAL ACADEMY MAY SECURE A BOND WITH THE PUBLIC FINANCE AUTHORITY

Motion made by Council President Neumiller to approve Resolution No. 2026-21, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

9. RESOLUTION NO. 2026-22 A RESOLUTION APPROVING THE PLAT OF AN UNPLATTED PARCEL OF LAND BEING A PORTION OF LOT 2 AND LOT 3, SECTION 2, T.33N., R.80W., 6TH P.M., AS CHAPMAN INDUSTRIAL PARK

Motion made by Council President Neumiller to approve Resolution No. 2026-22, Seconded by Council Member McCarthy. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

10. RESOLUTION NO. 2026-23 A RESOLUTION APPROVING THE VACATION AND REPLAT OF LOT 20, PETERSON ADDITION NO. 2, CREATING PETERSON ADDITION NO. 4

Motion made by Council President Neumiller to approve Resolution No. 2026-23, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

COUNCIL APPROVALS

11. Atlas Contract Renewal

Motion made by Council Member McCarthy to approve Atlas Contract Renewal, Seconded by Council President Neumiller. Mayor Juarez made a note that the city is renewing for one (1) year and will be attaching a cover letter addressing the expectations of filing on time and clear communication with the city.

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

12. Highway Safety Program grant approval from WYDOT

Motion made by Council Member Butcher to approve Highway Safety Program grant approval from WYDOT, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

13. Trial for idiCore

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

14. Dinosolar Cost Reimbursement Agreement

Motion made by Council President Neumiller to approve Dinosolar Cost Reimbursement Agreement, Seconded by Council Member McCarthy. Mayor Juarez expressed appreciation to NextEra for working with the City of Mills and Natrona County Fire District to reimburse costs incurred in preparation for the proposed solar project, noting the city and fire district had carried financial obligations related to a project over which they had no authority. The reimbursement was recognized as a good-faith effort to make the entities financially whole.

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

EXECUTIVE SESSION

15. Legal Matter

Motion made by Council Member Butcher to go into an executive session for a legal matter at 7:27pm. Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 7:37pm.

Action: Council Member Butcher made a motion to compromise certain medical accounts vote as uncollectible. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

16. Legal Matter

Motion made by Council President Neumiller to go into an executive session for a legal matter at 7:38pm. Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 7:47pm.

Action: Council Member Butcher made a motion for authorization to write a letter on the demand. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

17. Personnel Matter

Motion made by Council President Neumiller to go into an executive session for a personnel matter at 7:48pm. Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 8:08pm.

Action: Council Member Butcher made a motion to approve a court related fee structure. Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

ADJOURNMENT

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

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - October 13, 2026 at 7:00pm, October 27, 2026 at 7:00pm

NEXT WORK SESSION - October 13, 2026 at 6:00pm, October 27, 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, Megan Smith