

**REGULAR CITY COUNCIL  
MEETING**

**September 09, 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

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**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 8-26-25

**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
5. Regular / Police Payroll 8-11-25 to 8-24-25
6. Fire Payroll 8-18-25 to 8-29-25
7. 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**

No one spoke

**ORDINANCES AND RESOLUTIONS**

**8. ORDINANCE NO.824: THIRD and FINAL READING:**

**AN ORDINANCE TO AMEND ORDINANCE 312, OFFICIAL CITY ZONING MAP, ADOPTED JUNE 1, 1981, AND APPLY THE DOWNTOWN RIVERFRONT DESIGN OVERLAY DISTRICT TO CERTAIN LOTS WITHIN THE RIVERFRONT CORRIDOR, city OF MILLS, NATRONA COUNTY, WYOMING**

**Tabled 7/22/25, Continued to table 8/12/25, 8/26/25, and 9/9/25**

**9. RESOLUTION NO. 2025-30**

**RESOLUTION APPROVING BOND SCHEDULE**

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

**10. RESOLUTION NO. 2025-32**

**RESOLUTION TO APPLY TO REZONE CERTAIN PROPERTY**

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

**COUNCIL APPROVALS**

**11. Tim Sutherland Block Party September 13, 2025**

Motion made by Council President Neumiller to approve, Seconded by Council Member McCarthy,

Council President Neumiller asked what the time frame for the event would be. Council Member Sutherland responded that it would run from 2:00 p.m. to 8:00 p.m. Council President Neumiller then confirmed with Member Sutherland that the street closures would extend from Buick to Abbot. Council Member McCarthy confirmed that his neighbors were supportive of the block party. Council Member Sutherland added that several neighbors were present in the audience. The council concluded that it should be a fun event.

Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, Abstained from vote: Council Member Sutherland, motion passes.

**12. AT&T Tower Space Lease Agreement with 180 Day Due Diligence Period**

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

**13. Authorizing the Mayor to sign a contract with Ayers**

Motion made by Council Member Butcher to approve, Seconded by Council President Neumiller, Mayor Juarez noted that in the interim, the City has recognized Casey Coats to assist staff as the Interim Planner, while we also pursue this contract. The two will serve as a support system for one another.

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

**EXECUTIVE SESSION**

#### 14. Legal Matter

Mayor Juarez asked for a motion to go into a legal matter at 7:07pm, Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

All of council returned from an executive session legal matter at 7:14pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to authorize the settlement of a claim, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

#### 15. Legal Matter

Mayor Juarez asked for a motion to go into a legal matter at 7:15pm, Council President Neumiller made a motion, Council Member Butcher seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

All of council returned from an executive session legal matter at 7:17pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to authorize the payment of a claim, Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

#### 16. Legal Matter

Mayor Juarez asked for a motion to go into a legal matter at 7:18pm, Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

All of council returned from an executive session legal matter at 7:27pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to forgo a filing on a claim on an estate, Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

#### 17. Personnel Matter

Mayor Juarez asked for a motion to go into a legal matter at 7:27pm, Council President Neumiller made a motion, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

All of council returned from an executive session legal matter at 7:40pm.

No action is necessary.

### **ADJOURNMENT**

Mayor Juarez asked for a motion to adjourn the meeting at 7:41pm, Council Member McCarthy made a motion, Council Member Sutherland seconded the motion, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

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

**NEXT MEETING** - September 23, 2025 at 7:00pm / October 14, 2025 at 7:00pm

**NEXT WORK SESSION** - September 23, 2025 at 6:00pm / October 13, 2025 at 9:00am

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