

WORK SESSION MEETING
March 10, 2025
9:00 AM
City Hall



CITY OF MILLS
EST. 1921

Mayor:
Leah Juarez
Council President:
Brad Neumiller
Council Members:
Cherie Butcher
Sarah McCarthy
Tim Sutherland

MINUTES

CALL TO ORDER

Mayor call meeting to order at 9:04am

AGENDA ITEMS

1. Human Resources – Insurance
 - a. Talks with Hub, new insurance offers if we want
 - i. United Health care
 - ii. Prescription rate change
 - b. Rates going up due to 120% increase
 - i. Push Telehealth
 - ii. Travel assistance program, looking into having surgeries done out of state
 - c. Open enrollment June 1-14
 - d. Sara – if we do shop, want to compare prices ahead of time
 - e. Telehealth, push MD Live, magnets for fridges or something to help push it
 - f. Leah – Surgeries here are 3-4x more, pay for travel hotel and PTO for surgeries out of town to bring down overall price
 - g. Leah asked Summer to get more information and bring it back to council
2. Public Relations - Memorial Park
 - a. Shared with council the purposed idea
 - b. Bylaws to be passed tomorrow and framework done to complete Non-Profit
 - c. Plaques, bricks, to be purchased
 - d. Frank Grillo, Enich with Wyoming Signs involved
 - e. Once all approved we can start fund raising
3. City Planner - RVs in Mobile Home Parks
 - a. Adopted Title 17 last July
 - b. Feedback and changes to amend
 - c. RVs in Mobile Home Parks
 - i. Right now, no older than 20 years, RVs allowed 15% of spaces
 1. Brad – No RV can stay in 1 spot longer than a year. (Council Agreed)
 - ii. Road worthy will be added, on wheels, quick disconnect utilities, can be removed within so many hours
 1. Brad recommended 12 hours (Council agreed)
 - iii. RVs primary residence, Take out, never meant to be permanent
 - iv. Pat said we would have to restrict how long they stay in spot
4. City Planner – Amendments
 - a. Gudger brought up notice on development plan, June 10-11 – Public Notices
 - i. Notice is provided for rezonings and subdivisions but not for site plan developments.
 - ii. Concerns about public input at the site plan review stage, where changes are limited.
 1. Proposed Change: Consideration of providing notice for site plan reviews to increase transparency, though it may not significantly impact the process.
 - iii. Brad – Residence should be able to do what they want on their properties
 - iv. Leah – Development plans would go through P&Z

- v. Megan – Send everyone within 500’ a letter, that is what Gudger wants
 - 1. Notice for anything 1000’, taking it down to match Casper at 300’
- 5. H/R & City Clerk - Civic Plus Code Update
 - a. Civic Plus has agreed to make changes and not charge us for addition edits
 - b. We will have a proof towards the end of April
 - i. We will have 30 days to review before they send final code updates
 - ii. Only sending pages needed to update our books
- 6. Sabrina – Bike Path
 - a. Showed everyone on the map where the bike path is potentially going
 - b. She detailed that it would take the Pendell street instead of Wyoming Blvd
 - c. Cherie asked Sabrina to reach out to the people right behind Subway and see if they want it switched around, they will lose parking spaces if changed to parallel parking
 - d. Sabrina – DOT dragging feet, March 15 intent letter July 15,
 - i. Leah asked what the holdup is
 - ii. Federal grant and they would potentially start March 2027, we want March 2026
 - e. Brad asked if asphalt or concrete – combination of both.
 - f. Sabrina – Design and engineering only grant up to \$250k, \$50k on us.
 - i. Completely designed and engineer – Created, Plan, Payment, clear payments,
 - g. Brad – We would have own pit before letter of intent submitted, Sabrina - tried last year and got denied because we didn’t own pit
 - i. IF we don’t have everything filled out by October we would have to pay back
 - h. Sabrina – Up to \$1m, 9% match now
 - i. If we wait we would have to wait until 2028-29
 - i. Leah - Pat if we are getting title for Pit
 - i. Needs to be re-platted
 - ii. On agenda for tomorrow
 - iii. Having Stewart run the title
 - iv. Jim asked engineering date on turn styles but we went with gates, haven’t received anything back
 - v. Asked for assurances for overall deal, we haven’t provided any assurance only what is on the plans
 - vi. Mike – Suggested sign for Bull Pen traffic to stop
 - vii. Pat – We just need to set a closing, suggested Friday March 15
 - 1. Set closing and place for them to show up – Suggested that Sabrina/Sara reach out for closing
 - viii. Nate – Check for purchase, Pat to send details to Nate
 - ix. Leah/Pat work with Sarah on closing and recording
- 7. Summerfest 2025
 - a. Ashley Wineland is booked as the headliner for \$2,500, with a \$500 deposit required.
 - i. Proposal to provide food vouchers for the band instead of catering meals.
 - b. Current sponsorships total \$35,000, a record amount for the event.

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

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