

**WORK SESSION MEETING**  
**November 12, 2024**  
**6:00 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

### AGENDA ITEMS

1. Citizen - Dick O'Quinn - Water Dumping Issue –
  - a. Brought in letter about water sold to Sinclair, fill and pressure test one of the tanks
    - i. Did an addendum to letter he brought in.
  - b. Ongoing problem with Sinclair as neighbors.
  - c. Ran 4” hose from their tank to O’Quinn property and discharged all of water.
    - i. Would like them to discharge water on their own property in the future
  - d. Make a complaint with DEQ, spent \$700 on testing, nothing wrong with water
  - e. Asking for help, plan for future.
    - i. Brad – not supposed to discharge on anyone’s property.
  - f. Tim – what did you find out about the water testing?
    - i. Nothing in there was a containment
  - g. Brad asked if we can have a discharge plan. Mike said there is a management plan. We could ask to see management plan when large amounts of water is sold.
    - i. Pat – We could ask, but can’t really enforce, more of civil issue.
    - ii. Mike – David Ferguson, has not returned phone call.
  - h. Should have action plan when we sell this amount of water. Could prevent something like this from happening in future.
2. Community Development Director - Habitat for Humanity
  - a. Mike introduced Michael Dill, Executive Director – Habitat for Humanity
  - b. Serves Natrona County
    - i. 49<sup>th</sup> house, breaking ground on 50<sup>th</sup> house
    - ii. 51<sup>st</sup> in North Casper
  - c. 1200 Sq Feet homes
  - d. 2 application cycles per year, finding land is biggest struggle
  - e. Hand up, not a hand out,
  - f. 3 pillars
    - i. Sweat Equity, they help build and build other houses, pay it forward model, 150 hours of work
    - ii. Ability to re-pay, go through education to better manage money
      1. Debt to income ratio at 2%
      2. Partner with WCDA
    - iii. Willingness to partner
      1. Want to make sure our home owners are nice and willing to pay it forward
  - g. Medium house is \$383k, many average at \$213k
    - i. Don’t go over preapproved amount
    - ii. Sometime take a big hit on house, but in return, they receive house
  - h. Sara – Asked if all need to be single? No
    - i. Pick applicant on most needed
  - i. Zero % mortgage/30 years
  - j. Mostly staffed by volunteers, 3 employees

- k. Funding comes from grants and fund raisers
- l. Talked with Mike and Sabrina about Mountain View lot
  - i. We could possible build 10-18 homes on lot
- m. Use fox blocks, concrete walls
- n. Looking for partnership on Mountain View School
  - i. Demolition and replat and set up utilities
  - ii. Capacity City grants available
  - iii. Long term project
- o. Leah – 0% interest rate for 30 years, HFH owns equity in home for first 15 years, could resell to another family
  - i. Home owner transferred 2 years into mortgage, Sell it back for market/appraised value. Resells to family of need.
  - ii. Leah - Can we see WCDA lending example
    - 1. Married? No barrier for married couple guidelines, married half way through process, they are looking into it. Possible that spouse not on mortgage loan
      - a. Once you are in there, and married, nothing happens
    - 2. Income amount set by Hud
- p. Home take 12-18 months to create 1 home,
- q. Credit checks completed at beginning and right before they move
- r. Leah – Refinance possible in first 15 years? Michael will look into this, but can't take out loan on house, or use equity.
- s. Brad asked about lot size, Michael referenced: 1155 N Jefferson, 1134 N Jefferson, 1118 N Jefferson
- t. Pat mentioned fill lots - If we have homes, lien on them, demolish list, looking for fill lots
- u. Leah – Best way to start our relationship, we will get you a list of what we have and working on for fill lots
- v. Mike asked if they can build on narrow lots, Yes, North Casper lots are very narrow.
- w. Leah – Jackson is doing lower level store front, upper level house, asked if they have those?
  - i. Generational wealth, enough land in Natrona county that we don't need to do that yet
- x. Badger/Pontiac area, not wide enough for houses on each side, only 1 side of street for houses
- y. Leah – working with state to find funding to knock school down
  - i. Will provide info lots we have available
  - ii. Will ask Scott with WCDA about grant to work together
- 3. City Administrator - Platte River Commons Simple Master Plan and Economic Impact Analysis
  - a. Casper is doing study on River Commons, right on other side of water treatment plant
    - i. They asked if we want to be a part of study
    - ii. Baseball field,
    - iii. They want \$2000 towards this project and be stake holder
    - iv. City of Casper funding \$10k
    - v. Anything that goes in there, we are just paying for the idea
    - vi. See kids football, or women's fast pitch baseball field

## **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.

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Mayor, Leah Juarez

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City Clerk, Sarah Osborn