

WORK SESSION MEETING
September 09, 2025
6:00 PM
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

AGENDA ITEMS

1. City Clerk - Water Leak Adjustments
 - a. The council reviewed two customer requests for bill forgiveness due to leaks, noting that a provision for forgiveness exists if certain criteria are met, specifically if a leak exceeds three times the usage amount on the customer's bill for the same period one year prior. The first customer's bill increased from \$90.02 in the previous year to \$346.41. The second customer, Jeff Rosenbaum at 4450 Chalmers, saw his bill jump from \$79.18 to \$988.11 for one month, requesting an adjustment of \$363.57. Concerns were raised about distinguishing genuine leaks from high usage, and it was suggested that customers should provide proof of repair. The property at Chalmers is an older trailer with a history of winter leaks, where the leak visibly "pours out from underneath" when bad, and the city no longer performs repairs for the resident. The city's radio system flags high water usage but does not always identify leaks during summer months due to increased overall water volume.
 - b. The council requires further investigation to confirm the leaks are genuine before granting forgiveness, including verifying the specific criteria (leak exceeding three times previous usage) and requiring proof of repair. The request for the Chalmers address is likely a legitimate leak and will be investigated.
2. Mayor - AT&T Tower Space Lease Agreement
 - a. The group reviewed a contract for cell power, noting its favorable terms after previous back-and-forth, which included an individual named Roland playing "both ends against the middle." The terms include a price of \$4,500, \$100 for each additional antenna, and a three to five-year auto-renewal. The other party, who had been waiting to sign for months, accepted the terms without a counteroffer, seemingly anxious to proceed after being shocked by a notice to remove their equipment in July, despite the cancellation having occurred the previous year. The budget had not accounted for this increased revenue.
 - b. The group agreed to accept the red-lined changes and sign the cell power contract. [Leah Juarez] suggested that the increased revenue of \$4,500, which was not accounted for in the budget, should be put into savings or investments.
3. City Clerk - Dave's Den BYOB
 - a. Dave, the owner of 'Dave's Den' pool hall, requested to allow a 'bring your own booze' (BYOB) policy for members only during late hours (1 a.m. to 4 a.m.) to prevent his business from closing. He explained that his business, which he started with an inheritance, has seen a drastic drop in customers from 100 to about 2, and he is not currently making money. He consulted the police and the City Clerk contacted Wyoming Liquor Division, who stated it was permissible as long as he is not serving alcohol or receiving tips for it. While there are liability concerns if patrons leave drunk and cause an accident, Wyoming's dram shop tort provisions suggest lower liability than commonly perceived, though this was advised not to be communicated to the owner. Dave plans to have members sign waivers. His original business model was a place for people to sober up after other establishments closed. The business is located across from the police department, next to a church.

- b. The council agreed to allow the BYOB policy as it does not violate city ordinances. The owner will be informed that he cannot serve alcohol, accept tips for it, or charge a separate "wet" membership fee for patrons who bring alcohol versus those who do not, though a general membership (currently donation-based) is permissible. The significant liability concerns were noted.
- 4. Diesels and Legacy Lounge
 - a. A detailed discussion occurred about two businesses, Diesel's Bar and Grill and Legacy Lounge, operating from the same building under a single liquor license issued to 'Hindsight Investments, Diesels, Bar, and Grill'. The applicants for the liquor license are Kenneth Holloway and Stephen Laughlin. Legacy Lounge has a separate city business license but is not named on the liquor license application. This arrangement, prompted by previous health and safety issues in the downstairs area (Legacy Lounge) that initially failed inspections (e.g., back door, smoking, fire sprinklers stuffed with boxes), has led to a disturbance between the managers. The city had initially required two business licenses due to these inspection concerns for the unestablished downstairs area. There is also an ongoing issue of someone sleeping on the premises, which is a potential health code violation, especially since food is served upstairs. From the city's perspective, Legacy Lounge is considered an extension of Diesel's, and they should be viewed as one entity, despite advertising as two separate businesses with different entrances. An earlier partner had raised concerns about "shady crap" and was bought out.
 - b. [Pat] concluded that Legacy Lounge is considered an extension of Diesel's, making the two business licenses under one liquor license acceptable for now, as Hindsight Investments is the ultimate owner. The internal disputes between managers are deemed the business's own problem.

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