

**WORK SESSION MEETING**  
**August 26, 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

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## MINUTES

### CALL TO ORDER

### AGENDA ITEMS

1. City Administrator - Rice Plat - Resubdivision of Lots 14 & 15, Blk 12
  - a. No questions, straight forward.
  - b. An update was provided on the Rice Plat, confirming it is ready to proceed. The owner and other necessary parties have signed it. It now requires surveying and signing by the planner, with Kevin (building inspector or assistant) also available to sign if needed. All conditions for the plat were believed to have been met.
2. Fire Chief - Air Methods MOU
  - a. Proposed MOU with Air Methods
    - i. Banner has announced they are bringing in a flight service to Natrona County, creating competition for Air Methods, who has been the Wyoming life flight provider for 35 years. To avoid paying their competitor for ambulance transfers, Air Methods has proposed entering into a Memorandum of Understanding (MOU) with the department to become their primary transporter for flights from the airport to the hospital, or vice versa.
  - b. Staff Compensation Proposal and Union Contract Conflict
    - i. To cover a second ambulance for these transfers, full-time staff proposed a payment structure: a \$100 incentive per transfer, plus double-time pay for the transfer duration. Additionally, they suggested an extra \$50 for being signed up on-call at night (8 p.m. to 8 a.m.). Wil noted that full-timers already receive a minimum of two hours of overtime for any callback. However, Pat highlighted that this proposal falls 'outside the schedules of the union contract,' and Leah expressed strong reluctance to reopen or redo the contract for such negotiations, suggesting it would lead to 'a world of hurt.'
  - c. Financial Risks of the Transport Service
    - i. A significant financial risk was identified for the proposed transport service. The department would typically charge a base rate of \$1,150 plus \$250 for mileage (totaling \$1,400) for a basic transfer, acting as an 'Uber for the flight team' with minimal patient care. However, Wil noted that most insurance payments received are often less than \$100 due to 'contractual obligations.' If insurance pays any portion of the bill, the department must accept that amount and cannot bill Air Methods, potentially leading to financial losses, especially after paying staff incentives. This contrasts sharply with a previous model with 'One Call Medical Transports,' where a flat \$950 was billed directly to the company, eliminating patient billing and insurance complexities. A previous MOU from 2021 allowed billing Air Methods after three failed attempts to collect from the patient, but this is void if insurance pays any part of the bill.
  - d. Conclusion
    - i. The board expressed openness to an MOU with Air Methods but holds significant reservations regarding the proposed staffing and payment structures, particularly the double-time compensation.
    - ii. The group rejected the idea of paying double time, as it would necessitate altering the union contract. Instead, they agreed to explore an incentive-based payment model that

could be implemented through policy, thereby avoiding contract renegotiation while still providing additional compensation.

- iii. The current proposed billing model, which relies on patient insurance, carries a high risk of financial loss due to low reimbursement rates. This critical financial aspect needs to be thoroughly addressed in upcoming negotiations with Air Methods.

3. City Clerk - Arc Iron Garage

a. Customer Request for Sewer Bill Adjustment

- i. The council discussed a customer's request for a sewer bill adjustment due to a sprinkler system leak, which resulted in a sewer charge of \$314, a significant increase from previous bills of \$125 and \$36. The customer's typical summer bill is around \$200. Concerns were raised about setting a precedent and the difficulty in verifying how much water from the leak actually entered the sewer system. Usage data showed 28,000 gallons in June and 82,000 gallons in July, suggesting a leak over two months. Casey Coates referenced a past incident where Boatwright received no credit for hydrant water usage. The council considered implementing a one-time waiver policy for leak-related issues, but also expressed reluctance to grant a discount due to the potential for other customers to request similar adjustments.
- ii. Council agreed to deny the request.

4. City Clerk - Liquor License Renewals

- a. Wyoming Liquor Division deems all license renewals compliant.
- b. A discussion took place concerning a business license holder (Diesels Bar) who had not submitted proof of liability insurance, which had expired in April. Pat recalled that a previous ordinance requiring proof of insurance was removed long ago, as it was considered a 'private business matter.' The council deliberated on whether to reinstate this requirement, potentially including minimum policy limits (e.g., \$1 million for a bar, given the inherent risks), while also acknowledging the practical challenges of enforcing such a requirement.
- c. No immediate decision was made regarding the liability insurance requirement for business licenses. The issue will be added as a general topic for discussion in a future meeting.

5. Ridge West

- a. The council reviewed the River West development plan, expressing several concerns regarding the developer, Sean. Key issues identified include: 1. The critical need for a permanent access solution for lots one and two, particularly from Robertson Road, as the developer intends to remove the current temporary access after the land is sold to the school. This is to prevent future access issues for the 80 proposed homes and avoid neighborhood disruption. 2. The necessity of a new preliminary drainage study for the 80 proposed homes, as the existing 2017 study is outdated and does not account for the new school's large parking lot and roof. Sean reportedly wants to delay this study until after platting. 3. Questions regarding the feasibility of the proposed detention pond in Track A, specifically in the southeast corner, due to existing power poles and utility easements, which it was noted would make such a pond impossible. 4. Several lots on the plat were identified as unbuildable due to existing easements and access paths (e.g., a 30-foot wide access easement), leading to the suspicion that the developer plans to re-plat and vacate these easements after the school's land purchase to make them buildable.
  - i. The consensus leaned towards collecting the \$12,900 fee in lieu of parkland to improve the existing park system, potentially by funding a pedestrian crossing, rather than waiving it.

6. Dalton – Skate park

a. Skate and Pump Park Project Proposal

- i. Brad met with Dalton and skate park developers to discuss a project proposal for a large park. The plan includes a pump track with a couple of stages and a skate park. The initial step involves contacting WAPA for site approval. The skate park is estimated to cost around \$300,000, while the asphalt pump track is estimated at \$600,000 to \$700,000. This budget includes extensive, low-maintenance landscaping featuring turf and rock, designed to require zero mowing.

## **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