

WORK SESSION MEETING
April 07, 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

AGENDA ITEMS

1. City Administrator - Bar Nunn's Hydro Vac-Trailer
 - a. When Bar Nunn acquired Wardwell, they have 2 trailers and they are looking at getting rid of some property.
 - i. Casey is talking to someone at Bar Nunn and they want \$30k, has 68 hours on it, we have maintained the maintenance on it, Cody has the records
 - ii. Found a few in California comparable in price but more hours
 - iii. Makes it easier to take out curb stop
 - iv. Not a full truck, just a trailer
 - v. Bar Nunn is keeping the diesel one, selling gasoline one
 - vi. Brad says move forward, Leah agrees
 - vii. Add to council for approval
2. Community Development Director - BRC Loan Application
 - a. Lisa B called about land by the school, 30 acers. Buffalo Meadows is almost all sold. 99 houses
 - b. Stagger lot sizes for minimal lot sizes
 - c. We could do a business committed loan at 1%
 - i. She would probably pay the loan
 - d. Business Council has not done this before, they are looking at what they want to fund
 - i. Wants to be able to duplicate plan with other municipalities.
 - e. Leah asked for drawings or site plan she is looking at, would like to see something or some sort of plan
 - f. Mike brought up lift station, we are about maxed out and would have to replace or upgrade the lift station, upgrade pumps
 - g. Leah would like to hear more and price point the houses will be
 - i. Sabrina – smaller lots, smaller houses, not low income
 - h. Mike – reminder, no extra promises on the side
 - i. Pat – Say we get the loan, immediately pass through to developer?
 - i. Sabrina - Similar to grant process, we receive money, we receive invoices, sent to State, they pay us, we pay her.
 - ii. They only need us, because they cannot loan to a private entity
 - iii. There would need to be another traffic study
3. Tyler technologies
 - a. Nate has been talking to them, they do not use payroll
 - b. Casper is using a Tyler Tech payroll system
 - c. Sara – out billing system is a mess
 - d. Bryon – Wyoming is going to Tyler Tech
 - e. Summer – Community Connect, look into it
 - f. Leah – Asked if Casper is using Sensus also, Mike was unsure
 - i. Asked Nate and Sara to go to Casper and see how their system is
 - g. Bryon – Runs report beam, Casper is going to Tyler for crash program, more date, could have people go in and download their own crash test, should know more in June.

4. Easter Egg
 - a. Daniel new Easter Bunny
 - b. Wil will clean up the park Friday
 - c. We are filling eggs Wednesday at church
5. Non – Compliant List
 - a. Sarah talked about the non-compliant list and have the bottle neck be the fire inspection schedule
 - i. Asked for approval to schedule all fire inspection
 - ii. Leah – Suggested asking what the business schedule hours and we let the fire department know and they go by
6. Selby
 - a. Leah asked if we are able to get this figured out
 - b. Bryon – Evictions for everyone has been issued
 - c. Nuisance property
 - d. No penalty for dangerous building, no code, Pat will look into it, either they fix it or we take it down
 - e. Month to 2 months ago put dangerous building on there
 - f. Bryon spoke to health department about septic system, on fence line
 - g. Non-Judicial for closure, we would have to put it up for sell, wants to do a deed in lue of foreclosures
 - i. Mike – Should we get a price to tear down, trailer house and 2 broke down vehicles
7. Another property, resident called and said property is dangerous, Prairie River
 - a. Door won't open, Tri-Mountain warrantied the foundation for 10 years
 - b. Soil bad there
 - c. Brad – We should be charging them if we have to re-inspect
 - i. Kevin – We don't have a fee
 - ii. Pat – We can add a resolution to council tomorrow night
 1. Compliance inspection - \$250
 2. Add resolution for Pat will come up with a name \$275

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