REGULAR CITY COUNCIL MEETING
October 27, 2026
7:00 PM
City Hall

CITY OF MILLS
EST. 1921

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

MINUTES

CALL TO ORDER

Mayor called the meeting to order at 7:00pm

ROLL CALL

Present:

Mayor Juarez
President Neumiller
Council Butcher
Council McCarthy
Council Sutherland

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

1. Council Meeting Minutes from 10/13/2026

City Licenses

2. New / Renewal Business / Contractor Licenses and Home Occupation Permits

Financial Approvals

3. Financial Breakdown - Check Register & Future ACH/EFT TRansactions
4. PAID ACH / EFT Transactions
5. Regular / Police Payroll
6. Fire Payroll

Motion made by Council Member Butcher to approve Consent Agenda, Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

OPEN DISCUSSION

Greg Walker requested that the Council reconsider the ordinance limiting the age of mobile homes allowed within the city. He stated that a home's condition, safety, and compliance with applicable standards are more important than its age, noting that many older mobile homes are well-maintained and provide affordable housing. He stated that the age restriction has prevented him from placing homes in his mobile home park, resulting in vacant lots

and limiting affordable housing options. He asked the Council to consider evaluating homes based on condition and safety rather than age alone.

Council members acknowledged Mr. Walker's concerns and discussed reasons for the current ordinance, including lot-size limitations, inspection challenges, and maintaining community standards. Council member Neumiller, noted that a variance process exists for older mobile homes that are well-maintained and can pass required inspections.

Mr. Walker stated he was unaware of the variance option and expressed concerns about purchasing a home before knowing whether it would qualify. Staff explained that inspections can be conducted prior to purchase, including on homes located outside city limits, and suggested working with the City Planner and Building Department to pursue a variance.

Mills Fire Chief confirmed that inspections have previously been performed on mobile homes in neighboring jurisdictions before purchase to determine compliance. Council members agreed that affordable housing remains an important issue and encouraged Mr. Walker to discuss the variance process with city staff. Mr. Walker thanked the Council for their time and consideration.

Scott Clamp, stated that some older trailer homes can be very well maintained and should not automatically be considered unsuitable. He suggested that homes could be approved with conditions requiring specific repairs before occupancy is granted, placing responsibility on the owner to complete those requirements.

Scott briefly asked about the status of the fire hydrant issue and was informed that staff is working through the EPA grant drawdown process.

He then spoke about the importance of community involvement, especially with elections approaching. Having attended meetings for over 30 years, he encouraged current and future council members to remain active in the community after leaving office. He noted that public participation is often limited during meetings and encouraged residents to become involved through meetings, boards, and community service rather than relying solely on social media.

Scott compared public service to leaving a campsite in better condition than it was found, stating that elected officials should strive to leave the town better than when they began serving. He thanked the council for their service.

Council members agreed with his remarks, emphasizing the importance of citizen participation, attendance at meetings, and involvement on local boards and commissions. They noted that community input is most effective before decisions are made and expressed appreciation for Scott's continued engagement and words of encouragement.

EXECUTIVE SESSION

7. Legal Matter

Motion made by Council Member McCarthy to go into an executive session for a legal matter at 7:16pm. Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 7:28pm.

Action: City Attorney stated certain medical bills that have been submitted, and what we are going to do is move to accept a settlement proposal based on an insurance proceeds payment. We are also going to reject an offer on another one by CJ. There is another account for which we have been informed the debtor is in bankruptcy, and we will opt not to file a claim in a Chapter 7 bankruptcy due to the low amount of debt. Council Member Neumiller

moved the motion. Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

8. Property Matter

Motion made by Council President Neumiller to go into an executive session for a property matter at 7:30pm. Seconded by Council Member McCarthy. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 7:41pm.

Action: Council Member Butcher made a motion to authorize the entrance into a lease and a letter of understanding for the lease. Council Member McCarthy seconded the motion. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

9. Property Matter

Motion made by Council President Neumiller to go into an executive session for a property matter at 7:42pm. Seconded by Council Member Sutherland. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

All of council returned from the executive session legal matter at 7:55pm.

No action needed

ADJOURNMENT

Motion made by Council President Neumiller to adjourn, Seconded by Council Member McCarthy. Voting Yea: Mayor Juarez, Council President Neumiller, Council Member Butcher, Council Member McCarthy, Council Member Sutherland

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - November 10, 2026 at 7:00pm, November 24, 2026 at 7:00pm

NEXT WORK SESSION - November 10, 2026 at 6:00pm, November 24, 2026 at 6:00pm

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, Megan Smith

The City of Mills 1921 CITY of MILLS State of Wyoming