

**REGULAR CITY COUNCIL
MEETING**

September 23, 2025

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 7:03 pm

ROLL CALL

Present:

Mayor Juarez
President Neumiller
Council Butcher
Council McCarthy
Council Sutherland

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Minutes

1. Council Meeting Minutes 9-9-25

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 8-25-25 to 9-7-25
6. Fire Payroll 8-30-25 to 9-10-25
7. Transmittal Transactions
8. Treasurer's Report
9. Court Report
10. Reserve Transfer

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

OPEN DISCUSSION

Lucia Hill, caregiver for Jeff Rosenbaum, attended council to discuss the water leak adjustment request for 4450 Chalmers. Mayor Juarez asked Ms. Hill to describe the situation. Ms. Hill explained that Mr. Rosenbaum received an unusually high-water bill and called City Hall to ask if there was a leak. He was informed there was not. After receiving another high bill, he called again and was told the same. Later, City Hall contacted Mr. Rosenbaum to notify him that there was, in fact, a leak and that the water needed to be shut off immediately. The subsequent bill totaled \$988.11.

Unable to repair the leak himself, Mr. Rosenbaum hired a plumber who fixed the issue within 24 hours. Ms. Hill provided the plumber's receipt as proof of repair. Mayor Juarez asked whether the property was tenant-occupied and noted that a \$900 bill would not typically occur in a single month. Mr. Rosenbaum reiterated that he had called twice and been told there was no leak, then later was informed there was.

Mayor Juarez asked Mr. Rosenbaum to describe the leak. He stated it was under the kitchen floor where a pipe had separated. The Mayor acknowledged receipt of the repair invoice but explained that the contractor was not licensed in the City of Mills and no permit had been pulled for the work. She emphasized that repairs must be completed by a licensed contractor and inspected to ensure compliance with building codes.

Council Member McCarthy asked whether unlicensed contractors are fined for performing work in Mills without a permit. The City Attorney explained that it is the property owner's responsibility to hire licensed contractors, and that the contractor is obligated to be licensed. The Mayor clarified that Mills will honor licensure from other municipalities or Natrona County if the contractor provides proof.

Council President Neumiller asked what Mr. Rosenbaum was seeking in terms of an adjustment. Mr. Rosenbaum stated that, since he was told twice there was no leak, he would like his bill returned to its normal amount. He explained that he is on disability and a fixed income. The City Clerk stated that the requested adjustment was \$363, which would reduce the bill to approximately \$625. Mr. Rosenbaum noted that his typical monthly bill is around \$110, and even the adjusted balance would cause hardship.

The Mayor stated that the City's leak monitoring system is not failproof and can miss unanticipated high usage especially in summer months. The City Clerk confirmed that usage jumped from 9,000 gallons to 175,000 gallons in one month, and that the account is current and typically paid on time. The Mayor asked if the Building Inspector could access the home to verify the repairs; Mr. Rosenbaum agreed.

Mayor Juarez recommended that, upon verification by the Building Inspector that the repair was properly completed, the bill be adjusted to \$176 in recognition of Mr. Rosenbaum's consistent payment history. Council agreed this was fair. The City Attorney advised that the inspection should occur within two weeks. The City Clerk also requested approval to delay disconnection of the property pending inspection, which the Mayor confirmed was acceptable.

Outcome:

Council agreed to allow the Building Inspector two weeks to inspect and verify the repair. Upon satisfactory inspection, the bill for 4450 Chalmers will be adjusted to \$176. Disconnection will be postponed until the inspection is completed. Mr. Rosenbaum expressed his appreciation to the Council for their consideration.

ORDINANCES AND RESOLUTIONS

11. ORDINANCE NO.824: THIRD and FINAL READING:

AN ORDINANCE TO AMEND ORDINANCE 312, OFFICIAL CITY ZONING MAP, ADOPTED JUNE 1, 1981, AND APPLY THE DOWNTOWN RIVERFRONT DESIGN

**OVERLAY DISTRICT TO CERTAIN LOTS WITHIN THE RIVERFRONT CORRIDOR, city
OF MILLS, NATRONA COUNTY, WYOMING**

Tabled 7/22/25, Continued to table 8/12/25, 8/26/25, and 9/9/25

Motion made by Council President Neumiller to untable Ordinance 824 for a Third and Final Reading, Seconded by Council Member Sutherland, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, Council President Neumiller, Council Member Sutherland, motion passes.

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

COUNCIL APPROVALS

12. Civic Plus Contract

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

EXECUTIVE SESSION

13. Legal Matter

Mayor Juarez asked for a motion to go into a legal matter at 7:22pm, Council Member Sutherland made a motion, Council Member Butcher seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

All of council returned from an executive session legal matter at 7:29pm.

No Action is necessary.

14. Property Matter

Mayor Juarez asked for a motion to go into a legal matter at 7:30pm, Council Member Butcher made a motion, Council Member Sutherland seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

All of council returned from an executive session legal matter at 7:36pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to authorize legal action on a property matter, Council President Neumiller seconded the motion. Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

ADJOURNMENT

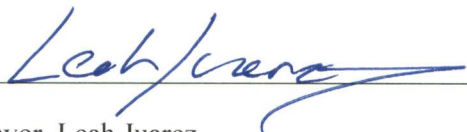
Council President Neumiller made a motion to adjourn at 7:36pm, Council Member McCarthy seconded the motion, Voting Yea: Mayor Juarez, Council Member McCarthy, Council Member Butcher, and Council President Neumiller, and Council Member Sutherland, motion passes.

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

NEXT MEETING - October 14, 2025 at 7:00pm / October 28, 2025 at 7:00pm

NEXT WORK SESSION - October 13, 2025 at 9:00am / October 14, 2025 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, Sarah Osborn

