

**REGULAR CITY COUNCIL  
MEETING**

**June 27, 2023**

**7:00 PM**

**City Hall**



**CITY OF MILLS**  
EST. 1921

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

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**MINUTES**

**CALL TO ORDER**

Mayor called the meeting to order at 7:00pm.

**ROLL CALL**

**PRESENT**

Mayor Leah Juarez  
Council President Sara McCarthy  
Council Member Cherie Butcher  
Council Member Tim Sutherland

**ABSENT**

Council Member Brad Neumiller

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS**

1. **Liquor License Transfer from the Beacon Corporation & West Winds Rentals LLC to Wyoming Downs LLC**

The Mayor closed the Council Meeting at 7:02pm.

The Mayor opened the Public Hearing at 7:02pm.

Mayor now declared the Public Hearing opened for consideration of the Liquor License Transfer from the Beacon Corporation & West Winds Rentals LLC to Wyoming Downs LLC. The hearing will be conducted in accordance with state statues and has been set and advertised in accordance with the statutes. I would ask those individuals who wish to address the council on this issue to approach the lectern, state your name, and address for the record. Do we have a report from staff on this item? The City Clerk stated that both parties have fulfilled all the requirements and the Department of Liquor passed their paperwork and the ad was placed for this public hearing and I forward a due pass for the Council to consider this liquor license transfer. The Mayor asked is there anyone in the audience who wishes to speak in favor of this item? Traci Lacock was present for Wyoming Downs. She stated that there is no plans to change anything that the Beacon has been doing. We are pleased to have your support for this transfer. Mayor asked are they planning on keeping the restaurant and what about CNFR. Traci stated that the restaurant is owned by a 3<sup>rd</sup> party and yes he is staying. The Mayor stated that she has heard rumors that they are going to the Blue Roof. Traci stated they are staying. Traci also stated that they are a huge sponsor of the CNFR so there will be no changes there. Laura Ryan stated that the owner of the restaurant is doing both the Blue Roof and the Beacon. Mayor asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there is anyone in the audience who wishes to speak in favor of this item. No one

spoke. Mayor asked if there was anyone in the audience who wishes to speak in opposition to this item. No one spoke up. Mayor asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. For a third and final time is there anyone in the audience who wishes to speak in opposition to this item. Mayor mentioned that after all have spoken and there being no others to speak for or against this item, I now declare the public hearing closed at 7:07pm.

2. **Budget FY 24**

The Mayor opened the Public Hearing at 7:07pm.

Mayor now declared the Public Hearing opened for consideration of the Fiscal Year Budget for 2024. The hearing will be conducted in accordance with state statutes and has been set and advertised in accordance with the statutes. I would ask those individuals who wish to address the council on this issue to approach the lectern, state your name, and address for the record. Do we have a report from staff on this item? The City Clerk stated that the budget work sessions have been held and the ad was placed for this public hearing and I forward a due pass for the Council to consider the passing of the Budget for Fiscal Year 2024. The Mayor asked is there anyone in the audience who wishes to speak in favor of this item? No one spoke up. Mayor asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there is anyone in the audience who wishes to speak in favor of this item. No one spoke. Mayor asked if there was anyone in the audience who wishes to speak in opposition to this item. No one spoke up. Mayor asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. For a third and final time is there anyone in the audience who wishes to speak in opposition to this item. Mayor mentioned that after all have spoken and there being no others to speak for or against this item, I now declare the public hearing closed at 7:09pm.

3. **2023 Business Ready Community Grant and Loan Program Application for Business Committed Project Smile**

The Mayor opened the Public Hearing at 7:09pm.

Mayor now declared the Public Hearing opened for consideration of the 2023 Business Ready Community Grant and Loan Program Application for Business Committed Project Smile. The hearing will be conducted in accordance with state statutes and has been set and advertised in accordance with the statutes. I would ask those individuals who wish to address the council on this issue to approach the lectern, state your name, and address for the record. Do we have a report from staff on this? The Community Development Director stated that this is a grant and loan application. 10 million will be a grant and 10 million will be a loan. This grant and loan will help expand new business operations for a committed business that will add 50 jobs to the community. Mayor asked is there anyone in the audience who wishes to speak in favor of this item? No one spoke up. Mayor asked again if there was anyone in the audience who wishes to speak in favor of this item. No one spoke. For a third and final time is there is anyone in the audience who wishes to speak in favor of this item. No one spoke. Mayor asked if there was anyone in the audience who wishes to speak in opposition to this item. No one spoke up. Mayor asked is there anyone in the audience who wishes to speak in opposition to this item? No one spoke up. For a third and final time is there anyone in the audience who wishes to speak in

opposition to this item. Mayor mentioned that after all have spoken and there being no others to speak for or against this item, I now declare the public hearing closed at 7:11pm.

## **CONSENT AGENDA**

### **Minutes**

4. Council Meeting Minutes 6-13-2023

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

5. Executive Session Minutes 6-13-2023, Personnel Issue

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

6. Executive Session Minutes 6-13-2023, Legal Issue

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

### **City Licenses**

### **Financial Approvals**

7. Fire Payroll: 6-6-2023 to 6-17-2023

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

8. Regular/Police Payroll: 6-5-2023 to 6-18-2023

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

9. Financial Breakdown Reports 6-27-2023

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

Member Sutherland. Motion Passes.

## ORDINANCES AND RESOLUTIONS

- 10. Resolution 2023-13:** A Resolution Authorizing the Submission of an Application for Federal Funding Through The Transportation Alternatives Program Administered by the Wyoming Department of Transportation for The City of Mills for the Purposes of the Mills Bike Trail Construction Phase I

Motion made by Council Member Butcher, Seconded by Council President McCarthy.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 11. Resolution 2023-14:** A Resolution Authorizing Submission of Application to the Wyoming Business Council Under the Business Ready Community Grant and Loan Program for a Business Committed Loan on Behalf of the Governing Body of the City of Mills

Motion made by Council President McCarthy, Seconded by Council Member Butcher.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 12. Resolution 2023-15:** A Resolution Authorizing Submission of Application to the Wyoming Business Council Under the Business Ready Community Grant and Loan Program for a Business Committed Project on Behalf of the Governing Body of the City of Mills

Motion made by Council Member Butcher, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 13. Resolution 2023-16:** A Resolution Fixing the Tax Levy for the City of Mills for FY 24

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 14. Resolution 2023-17:** A Resolution Certifying Compliance with W.S. Section 24-2-111: Clean Streets

Motion made by Council Member Butcher, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 15. Resolution 2023-18:** A Resolution of the City of Mills Designating the Banking Institutions to be Used for the Fiscal Year Beginning July 1st, 2023 and Ending June 30th, 2024

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

**16. Resolution 2023-19: Fair Housing**

Motion made by Council Member Butcher, Seconded by Council President McCarthy.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

**17. Resolution 2023-20: A Resolution Approving Entering Into a Memorandum of Understanding with Bird Rides, Inc.**

Motion made by Council Member Sutherland, Seconded by Council President McCarthy.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

**18. Ordinance 791: THIRD AND FINAL READING: ( Tabled on 3rd and Final Reading 6-13-2023) APPROPRIATING MONEY FOR THE ANNUAL BUDGET OF THE CITY OF MILLS, WYOMING, FOR THE CONDUCT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF MILLS, WYOMING FOR THE FISCAL YEAR 2024**

Motion made by Council Member Butcher to remove Ordinance 791 off the table. Seconded by Council President McCarthy.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

Motion made by Council Member Butcher to pass Ordinance 791 on Third and Final Reading, Seconded by Council Member Sutherland,  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Sutherland. Motion Passes.

**19. Ordinance 793, Second Reading: An Ordinance Approving a Vacation of a Portion of South Fifth Avenue Adjacent to Lot 1, Block 8, Evergreen Park NO 2**

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

**20. Ordinance 795, THIRD AND FINAL READING: An Ordinance Adopting the 2023 National Electrical Code (NEC) Including Certain Appendices, and Amendments Regulating and Governing the Installation and Wiring of Residential and Commercial Construction, Alteration, and Movement, Enlargement, and Replacement, Repair, Equipment, Location, and Proper Removal or Demolition of Said Building and Structure**

Motion made by Council Member Sutherland, Seconded by Council President McCarthy.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

**21. Ordinance 796, Second Reading: An Ordinance Approving A Vacation of a Portion of Cosllo Street, Adjacent to Lots 0,1 and a Portion of Lot 2, Cosllo's District**

Motion made by Council Member Butcher, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 22. Ordinance 797. First Reading: ( Tabled on First Reading 6-13-2023) An Ordinance Authorizing the Vacation and Replat of Lots 1,2,3 & Reservoir Tract, Evergreen Park Subdivision and Lot 1, Block 8 Evergreen Park NO 2, To Be Known as Shawville Addition to the City of Mills**

Motion made by Council President McCarthy made the motion to remove from the table Ordinance 797 on first Reading, Seconded by Council Member Butcher.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

Motion made by Council President McCarthy made the motion to pass Ordinance 797 on First Reading, Seconded by Council Member Sutherland,  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, Council Member Sutherland. Motion Passes.

- 23. Ordinance 798, Second Reading: An Ordinance Amending Certain Provisions of Title 17 in Regard to Mobile Homes**

Motion made by Council Member Sutherland, Seconded by Council Member Butcher.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

- 24. Ordinance 799, Second Reading: An Ordinance Amending Title 6 Provisions Pertaining to the Keeping of Bees in Mills, Wyoming**

Motion made by Council President McCarthy, Seconded by Council Member Butcher.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

## COUNCIL APPROVALS

- 25. Council Approval of the Liquor License Transfer from the Beacon Corporation & West Winds Rentals LLC to Wyoming Downs LLC**

Motion made by Council President McCarthy, Seconded by Council Member Sutherland.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

## OPEN DISCUSSION

Ray Alexander: 320 S 4<sup>th</sup> Ave

Ray was present to talk about a rude Code Enforcement Officer. He stated that his vehicle had a sticker on it and he moved it and then put it back and it was towed. He also stated that the communication between the police and the code enforcement officer needs to get better. He stated that he got a sticker because they thought it was

abandon. He had no notice after it was towed. There was no reason why. He stated that he has video on this and there is no due process. He did move it to the same street. He stated that in our ordinances and code that we had no right to do this.. 10.60.070 says I have 24 hours. I moved it in three hours and then you towed it. At first he did not say that it was a bus that was turned into an RV. The City Attorney and the Mayor both stated that they will have to look into it and talk to the Chief of Police and get all the facts. The City Attorney asked if was cited for anything. He said no, but he wishes he was so he can have his day in court to plead his case. Ray kept saying that it would be nice to have communication.

Bee Lady on the Phone:

She would not state her name or address for the record because she knows that there is press in the room and she does not want her name in the paper or want to be harassed about this issue. The City Attorney stated that this is a public meeting and we cannot restrict what the press reports. The Mayor stated that if you are not going to give your name you cannot speak at this time. She stated that she will write an email to Councilman Neumiller and will get her point across that way.

Rachel Payne: 730 Morgan Ave

Rachel was present to thank the Council for their hard work for this community. But what she is really hear for his her water bill. She has never been late in the five years that she has lived here. She always pays her bill in full. She has never had a shut off notice. She had gotten on a week ago. She stated that in March they feel on hard times. She has contacted Lihwap and they are to help her pay her water bills. They help out with the water and sewer part of the bill. Since they pay that they have not paid their water bill since February. She received a red notice that her water will be shut off. She had not gotten any notices at all that this was happening. The City Clerk stated that we send out notices in the beginning of the month and then we do a call a few days before the bill is due. I believe that the number on the account is not working. She stated that they had to get a new number and we did not have it. She also stated that LIHWP did tell them that payment has been approved and we should of gotten it. The City Clerk stated that it can say approved and take 2 to 4 weeks to get. The clerk also said that your bills were denied at times and then they approved it. LIHAWP has had some problems with their software and it is causing a lot of problems. Rachel did say that they are taking fault for this because they are telling people that their bills are paid and you all have the money. The Mayor stated that the office is doing what the council asked and that is to not schedule any more payment arrangements. If they want a payment arrangement they have to come to council and talk about their bill. It has been in our newsletter. Rachel then brought up that Xpress Bill pay they cannot see their bill or the newsletter. She stated that she is pregnant and has other kids at home. This is not right that our water has been shut off. She also stated that she has made a payment. The City Clerk asked when and she stated today after the office was closed. The Clerk stated that we will not see that payment to clear until tomorrow. The Mayor asked how much did she pay. She stated I paid \$115.00. The clerk stated that is about what the trash and admin fee cost. It is the customer responsibility to pay the sanitation and admin fee. The Mayor instructed that the Public Works Supervisor go turn her water on tonight. The City Clerk stated that she will call them when the payment arrives, but we need a good working number.

Chester Walsh: 12 N 3<sup>rd</sup> Ave

He was present to talk about his fence. He has a fence in his front yard that he want to make bigger so the deer does not get in and ruin his trees. He stated that he was told that he has to go smaller. He also stated that he has been trying to get ahold of you (Mayor) for 3 weeks. He wants to know why he phone calls have not been returned. The Mayor stated that she has tried to call him back and left messages for him. He stated that he did not get them. She stated that you can always meeting with my vice president of the Council. She stated that you can meet with her over coffee and discuss what he wants to discuss. He stated that if I wanted to meet with her I would of contacted her. I have some stuff I want to talk to you about. The Mayor stated that she will try to see if they can get together soon.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Mayor made the motion to adjourn the meeting at 7:55pm.

Motion made by Council Member Sutherland, Seconded by Council Member Butcher.  
Voting Yea: Mayor Juarez, Council President McCarthy, Council Member Butcher, And Council Member Sutherland. Motion Passes.

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - July 11th, 2023 @ 7:00pm/ July 18th, 2023 @ 7:00pm/ August 8th, 2023 @ 7:00pm

**NEXT WORK SESSION** - July 10th, 2023 @ 9:00am / July 11th, 2023 @ 6:00pm / July 18th, 2023 @ 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, Christine Trumbull

