

**REGULAR CITY COUNCIL  
MEETING**

**April 22, 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

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**AGENDA**

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**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**EXECUTIVE SESSION**

1. Executive Session - Property Matter

**CONSENT AGENDA**

**Minutes**

- [2.](#) Council Meeting Minutes 4-8-25

**City Licenses**

- [3.](#) New/Renewal Business, Contractor Licenses, and Home Occupation Permits

**Financial Approvals**

- [4.](#) Financial Breakdown - Check Register & Futer ACH/EFT Transactions

5. PAID ACH / EFT Transactions - None

- [6.](#) Regular / Police Payroll 3-24-25 to 4-6-25

- [7.](#) Fire Payroll 3-27-25 to 4-7-25

- [8.](#) Transmittal Transactions

9. Treasurer Report - Account Balances

10. Court Report

**OPEN DISCUSSION**

**ORDINANCES & RESOLUTIONS**

- 11. RESOLUTION NO. 2025-16: Cross Country Freight Development Plan**

**COUNCIL APPROVALS**

[12.](#) Cell Site Lease - Vertical Consultants - Engagement and Authorization Letter

**EXECUTIVE SESSIONS**

13. Executive Session - Property Matter

14. Executive Session - Legal Matter

**COUNCIL MOTION**

15. Motion To Override Mayoral Veto of Ordinance 819

**ADJOURNMENT**

**AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - May 13, 2025 at 7:00 pm / May 27, 2025 at 7:00 pm

**NEXT WORK SESSION** - May 12, 2025 at 9:00 am / May 13, 2025 at 6:00 pm

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.

**REGULAR CITY COUNCIL  
MEETING**

**April 08, 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

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**MINUTES**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

**Minutes**

1. Council Meeting Minutes 3-25-25

**City Licenses**

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

**Financial Approvals**

3. Financial Breakdown - Check Register & Future ACH Transactions
4. PAID ACH / EFT Transactions
5. Regular / Police Payroll 3-10-25 to 3-23-25
6. Fire Payroll 3-15-25 to 3-26-25
7. Transmittal Transactions

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

**OPEN DISCUSSION**

No one spoke

**ORDINANCES AND RESOLUTIONS**

**8. ORDINANCE NO. 819 - VACATION - THIRD AND FINAL READING**

**AN ORDINANCE VACATING A .63 ACRE PARCEL OF THE FORMER WYOMING  
BOULEVARD IN THE CITY OF MILLS, WYOMING AND TRANSFERING THE SAME TO  
MOBILE CONCRETE, INC.**

Motion made by Council President Neumiller, Seconded by Council Member McCarthy,  
 Discussion: Mayor Juarez commented that this is the third and final reading for the bike trail and cleaning up that property, as council recalls we've decided to go a different way with some of this, ask if there were any other comments. Voting Yea: Council Member Sutherland, Council Member McCarthy, and Council President Neumiller, Voting Nah: Mayor Juarez and Council Member Butcher. Mayor Juarez asked Council Member Sutherland if he was sure he was in favor of giving this property away, Council Member Sutherland replied yes. Motion passes

## **9. RESOLUTION NO. 2025-14**

### **A RESOLUTION FOR APPROVAL OF A DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL BUILDING ADDITION FOR LYLE VINICH, LOCATED ON LOT 2A, SAGE ADDITION, CITY OF MILLS, WYOMING**

Motion made by Council President Neumiller, Seconded by Council Member McCarthy,

Discussion: Council would like to review how the property sits in regards to the setbacks, President Neumiller asked if Sean about the north end of the lot, stating it was 9.4' from the property line and there is a 10' wide easement there. The City Clerk showed Sean where President Neumiller was referring to. Sean said he needs to confirm that. President Neumiller explained a solution would be to move the easement so the Chamberlin address would be a side lot with the 5' easement and then the 10' easement would go to the back lot line, this could be covered with an affidavit. President Neumiller asked that they write the affidavit and show us proof that it had been recorded. Sean will also double check his numbers. The City Attorney made sure Sean was aware we needed a copy of the affidavit once it's been recorded. Sean agreed.

Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

## **10. RESOLUTION NO. 2025-15**

### **RESOLUTION ADOPTING INITIAL FEE FOR RESIDENT OR PROPERTY OWNER PROPERTY INSPECTIONS OF DEVELOPED LOTS**

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

## **COUNCIL APPROVALS**

### **11. Jonah Bank - Change in Terms Agreement – 90 day extension**

Motion made by Council President Neumiller, Seconded by Council Member McCarthy,  
 Discussion: Mayor Juarez clarified that this a 90 day extension, she would also like another motion to extend or renew for a year.

Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

The Mayor asked for a motion to approve a new one-year agreement with Jonah Bank.

Motion moved by Council President Neumiller, Seconded by Council Member McCarthy, Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

### **12. Bar Nunn - Hydro Vac-Trailer Purchase**

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

## EXECUTIVE SESSION

Sean came forward again and asked since the lot is addressed off of Chamberlain Road would that not be a site set back. Council President Neumiller responded it would be put in as a 10' utility easement. Just need to move that utility easement. Sean thanked council again.

### 13. Executive Session - Legal Matter

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:09pm. Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:19pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to write off EMS charges as uncollectable. Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

### 14. Executive Session - Personnel Matter

The Mayor asked for a motion to go into Executive Session for a personnel matter at 7:20pm. Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:28pm.

No action necessary.

### 15. Executive Session - Legal Matter

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:28pm. Council Member McCarthy made a motion, Council Member Sutherland seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:37pm.

Mayor Juarez asked for a motion, Council Member Butcher made a motion to approve hiring outside council. Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

### 16. Executive Session - Legal Matter

The Mayor asked for a motion to go into Executive Session for a legal matter at 7:37pm. Council President Neumiller made a motion, Council Member McCarthy seconded the motion. Voting Yea: Council Member

Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

Council returned from executive session at 7:45pm.

No action necessary.

## **ADJOURNMENT**

Mayor Juarez asked for a motion to adjourn. Council Member McCathy made a motion to adjourn the meeting at 7:45 pm, Council President Neumiller seconded the motion. Voting Yea: Council Member Sutherland, Council Member McCarthy, Mayor Juarez, Council President Neumiller, and Council Member Butcher, motion passes

## **AGENDA SUBJECT TO CHANGE WITHOUT NOTICE**

**NEXT MEETING** - April 22, 2025 at 7:00 pm

**NEXT WORK SESSION** - April 22, 2025 at 6:00 pm / May 12, 2025 at 9:00 am

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



**Council Meeting: April 22, 2025**

**New Business Licenses**

<i><b>Business Name</b></i>		<i><b>Fire Inspection</b></i>	<i><b>Insurance</b></i>
9963	Fuller Enterprises Construction Inc	4/11/2025	N/A
9895	JB Machine & Manufacturing LLC	4/7/2025	N/A
9964	Lee's Diesel Repair LLC	4/7/2025	N/A
9965	RPV Investments LLC	4/15/2025	N/A
9966	Vindustries LLC	4/7/2025	N/A

**Renewal Business Licenses**

<i><b>Business Name</b></i>		<i><b>Fire Inspection</b></i>	<i><b>Insurance</b></i>
850	Amerigas Propane LP	4/7/2025	N/A
9818	Asphalt Doctors LLC	4/8/2025	N/A
9769	Cherrie's Lingerie and Adult Novelities	4/8/2025	N/A
892	Ferguson Enterprises, LLC	4/7/2025	N/A
9905	K&L Mini Storage LLC (MJB Rd)	4/8/2025	N/A
983	KLX Directional Drilling	4/2/2025	N/A
825	Lifetime Insulation	4/8/2025	N/A
826	Norco Inc	4/8/2025	N/A
9867	Slink Inc.	4/8/2025	N/A
9876	Wyoming Machinery Company	4/14/2025	N/A



**Council Meeting: April 22, 2025**

**New Contractor Licenses**

<i>Business Name</i>		<i>Insurance</i>	<i>Contractor ID</i>

**Renewal Contractor Licenses**

<i>Business Name</i>		<i>Insurance</i>	<i>Contractor ID</i>
987	City Service Electric Company	N/A	Yes
9768	Skyline Constrution LLC	N/A	Yes
1009	Superior Structures	N/A	Yes





**CITY OF MILLS**  
EST. 1921

**Council Meeting: April 22, 2025**

**New Home Occupation Permits**

*Business Name*

**Renewal Home Occupation Permits**

*Business Name*

Payment Due Date	Description	Invoice	GL Period	Seq	Invoice Date	GL Account	Total Cost
<b>350 ALSCO, Inc</b>							
04/22/2025	Rugs for City Hall	lcas1652775	04/25	1	04/02/2025	12-4500-3515	77.68
04/22/2025	PD Rugs April 2025	LCAS1653888	04/25	1	04/09/2025	10-5400-1300	177.86
<b>140 AMBI Mail &amp; Marketing, Inc</b>							
04/22/2025	Fed Ex Crime Lab Mar 2025	25-03-368	04/25	1	03/31/2025	10-5400-3565	19.63
<b>8162 ATEC</b>							
04/22/2025	Pin Assy	00015027	04/25	1	03/31/2025	53-8300-4050	357.02
<b>620 Atlas Office Products, Inc</b>							
04/22/2025	Summer's Desk	015295-00	04/25	1	01/29/2025	10-4400-3510	250.00
<b>650 B &amp; B Rubber Stamp</b>							
04/22/2025	Notary Stamp (Sara)	125105	04/25	1	04/03/2025	50-4600-3510	31.95
<b>7120 Banner Health</b>							
04/22/2025	Medication replacement for the ambulance	0325 Mills Fire	04/25	1	04/11/2025	10-5600-3595	149.56
<b>840 Bound Tree Medical</b>							
04/22/2025	Medical Supplies	85594068	04/25	1	12/16/2024	10-5600-3595	424.78
04/22/2025	Medical Supplies	85704263	04/25	1	03/19/2025	10-5600-3595	465.44
04/22/2025	Medical Supplies	85732982	04/25	1	04/11/2025	10-5600-3595	413.03
<b>1160 Caselle, Inc</b>							
04/22/2025	Contract Maintenance for 5/1/25 to 5/31/25	139898	04/25	1	04/01/2025	50-4600-2005	3,080.00
<b>7481 Casper Buick GMC</b>							
04/22/2025	Suspension Parts Unit #3	119670G	04/25	1	02/28/2025	53-8300-4050	1,447.69
<b>1510 City of Casper</b>							
04/22/2025	3/25/25 Balefill Charges	632862	04/25	1	03/25/2025	54-8400-3050	1,258.40
04/22/2025	3/25/25 Balefill Charges	632886	04/25	1	03/25/2025	54-8400-3050	896.72
04/22/2025	3/31/25 Balefill Charges	632986	04/25	1	03/31/2025	54-8400-3050	943.36
04/22/2025	4/01/25 Balefill Charges	633022	04/25	1	04/01/2025	54-8400-3050	1,459.04
04/22/2025	4/03/25 Balefill Charges	633082	04/25	1	04/03/2025	54-8400-3050	958.32
04/22/2025	4/04/25 Balefill Charges	633110	04/25	1	04/04/2025	54-8400-3050	828.96
04/22/2025	4/07/25 Balefill Charges	633153	04/25	1	04/07/2025	54-8400-3050	941.60
04/22/2025	4/09/25 Balefill Charges	633176	04/25	1	04/09/2025	54-8400-3050	950.40
04/22/2025	4/10/25 Balefill Charges	633206	04/25	1	04/10/2025	54-8400-3050	954.80
04/22/2025	4/10/25 Balefill Charges	633237	04/25	1	04/10/2025	54-8400-3050	1,374.56
04/22/2025	4/11/25 Balefill Charges	633274	04/25	1	04/11/2025	54-8400-3050	689.04
04/22/2025	Metro Shelter contract for February	6363	04/25	1	03/19/2025	10-5300-3010	2,331.41
04/22/2025	IT GIO Expenses (GIS)	6387	04/25	1	03/24/2025	10-5700-3020	1,185.51
04/22/2025	114 Residential Passes	6428	04/25	1	03/31/2025	54-8400-3050	2,280.00
<b>1770 CPS Distributors Inc</b>							
04/22/2025	Fittings & Glue	0019981576-001	04/25	1	04/01/2025	10-7000-3500	180.50
<b>8424 Double Drop Construction</b>							
04/22/2025	Billing for phase II construction through 3/31/25	4012025	04/25	1	04/01/2025	10-4800-6010	291,660.91
<b>2300 Elliott Equipment Company</b>							
04/22/2025	Slide Cylinder	184954	04/25	1	03/14/2025	53-8300-4050	5,065.21
04/22/2025	Element	185137	04/25	1	03/24/2025	53-8300-4050	97.83
<b>2370 Energy Laboratories Inc</b>							
04/22/2025	Monthly Bac-T Testing	700463	04/25	1	04/10/2025	52-8200-2050	152.00
<b>8344 Feather My Head</b>							
04/22/2025	2025 Mills Summer Fest Vendor feathers for attendees	20250407	04/25	1	04/07/2025	10-4900-3065	850.00
<b>2530 Ferguson Enterprises LLC</b>							
04/22/2025	Two ratcheting hydrant wrenches because of Abbot Fir	0284951	04/25	1	04/03/2025	10-5600-3620	446.29
<b>2540 Ferguson Waterworks #1116</b>							
04/22/2025	Wrenches & Hammer	1596379	04/25	1	04/03/2025	51-8100-3500	262.06
04/22/2025	Valve Box Riser & Lid	1597076	04/25	1	04/07/2025	51-8100-3500	82.00
04/22/2025	3/4" Compression Couplers	1597293	04/25	1	04/08/2025	51-8100-3500	248.56
<b>3410 Floyd's Truck Center WY</b>							
04/22/2025	Dash Panel	x302075227:01	04/25	1	01/30/2025	10-6000-4050	93.36
04/22/2025	Filters & puraguard Oil Coalescing	x302075274:01	04/25	1	01/28/2025	10-6000-4050	504.25
04/22/2025	Puraguard Oil Coalescing	x302075282:01	04/25	1	01/28/2025	10-6000-4050	228.18

Payment Due Date	Description	Invoice	GL Period	Seq	Invoice Date	GL Account	Total Cost
04/22/2025	Puraguard Oil Coalescing	x302075286:01	04/25	1	01/30/2025	10-6000-4050	228.18
<b>2840 Grainger, Inc</b>							
04/22/2025	(2) Exhaust Fan	9453535552	04/25	1	03/27/2025	52-8200-3525	1,112.36
<b>2890 Greiner Ford</b>							
04/22/2025	Gaskets Unit 12	338072	04/25	1	03/27/2025	10-5400-4050	35.06
04/22/2025	Belt Unit 12	338420	04/25	1	04/01/2025	10-5400-4050	26.53
<b>3100 Hilltop National Bank</b>							
04/22/2025	Health savings set up fees	18887	04/25	1	04/10/2025	10-4400-1025	25.00
<b>3120 Homax</b>							
04/22/2025	Fuel Mar 25 MPD	CL33406	04/25	1	03/31/2025	10-5400-4000	2,917.57
04/22/2025	Fuel CSO Mar 2025	CL33406	04/25	2	03/31/2025	10-5300-4000	191.83
04/22/2025	Fuel for Inspector Vehicle & CDD Vehicle	cl33410	04/25	1	03/31/2025	10-5700-4000	194.03
04/22/2025	March Fuel Charges	cl33413	04/25	1	03/31/2025	52-8200-4000	153.51
04/22/2025	Streets	CL33414	04/25	1	03/31/2025	10-6000-4000	417.68
04/22/2025	Shop	CL33414	04/25	2	03/31/2025	10-6500-4000	163.57
04/22/2025	Parks	CL33414	04/25	3	03/31/2025	10-7000-4000	62.25
04/22/2025	water	CL33414	04/25	4	03/31/2025	51-8100-4000	288.21
04/22/2025	Sanitation	CL33414	04/25	5	03/31/2025	54-8400-4000	1,423.80
<b>3150 Hose &amp; Rubber Supply</b>							
04/22/2025	Gloves	02045958	04/25	1	04/04/2025	54-8400-4050	33.60
04/22/2025	Hose & Fittings	02046826	04/25	1	04/07/2025	54-8400-4050	137.92
04/22/2025	Dispenser	02046829	04/25	1	04/07/2025	54-8400-4050	10.96
<b>7918 HUB International</b>							
04/22/2025	Health Benefits	MILL2025-04	04/25	1	03/31/2025	10-23700	72,030.83
<b>3190 Hub International Mountain States LTD</b>							
04/22/2025	Form 1094/1095 preparation	4082880	04/25	1	04/11/2025	10-4400-1515	1,149.00
<b>3250 Imerys Perlite USA, Inc.</b>							
04/22/2025	bulk Perlite - Bulk	8306205567	04/25	1	04/08/2025	52-8200-3500	9,637.09
<b>7438 Integrity Auto Body, LLC</b>							
04/22/2025	Repairs 2015 GMC	7103	04/25	1	04/03/2025	52-8200-4050	2,401.27
<b>8400 Jackson Group</b>							
04/22/2025	Air Filter	11572ca	04/25	1	01/28/2025	53-8300-4050	166.73
<b>8059 Jonah Visa</b>							
04/22/2025	Jonah Credit Card Payment	033125	04/25	1	03/31/2025	99-21150	16,988.30
<b>3740 Kelly's Alignment &amp; Brake</b>							
04/22/2025	Alignment 2015 GMC	64248	04/25	1	03/11/2025	52-8200-4050	100.00
<b>4490 Mountain States Lithographing Inc</b>							
04/22/2025	#10 Window envelopes	250461	04/25	1	04/02/2025	10-4400-3510	758.47
<b>4600 NAPA Auto Parts</b>							
04/22/2025	Battery	239338	04/25	1	04/04/2025	10-6000-4050	105.61
04/22/2025	Brake Cleaner & Rags	239418	04/25	1	04/04/2025	10-6000-4050	110.66
04/22/2025	Oil & Filters	240200	04/25	1	04/07/2025	10-6000-4050	84.59
<b>4760 Norco, Inc</b>							
04/22/2025	Cleaning Supplies	0043254874	04/25	1	04/02/2025	50-4700-3500	142.21
04/22/2025	Oxygen	0043263206	04/25	1	04/03/2025	50-4700-3500	33.35
<b>8038 Northwest Contractor Supply</b>							
04/22/2025	Blue Pin Flags/ White Marking Paint	1618344	04/25	1	04/10/2025	51-8100-3500	147.00
<b>4880 One Call of Wyoming</b>							
04/22/2025	56 Tickets for March	75085	04/25	1	04/07/2025	51-8100-3055	58.80
<b>4940 Overhead Door Company of Casper Inc</b>							
04/22/2025	Repairs Overhead Door	37533	04/25	1	04/09/2025	50-4700-3515	435.98
<b>7985 Quadient, Inc</b>							
04/22/2025	Postage Machine Ink	17699522	04/25	1	04/02/2025	10-4400-3510	351.50
04/22/2025	Postage	32725	04/25	1	03/27/2025	50-4600-3530	2,039.00
<b>8096 Rocky Mountain Electric</b>							
04/22/2025	Motor Soft-start (pump 19)	9050	04/25	1	04/09/2025	52-8200-3525	4,137.00

Payment Due Date	Description	Invoice	GL Period	Seq	Invoice Date	GL Account	Total Cost
<b>7521 Schwartz, Bon, Walker &amp; Studer, LLC</b>							
04/22/2025	Services Performed by Patrick holscher mar 2025	40125	04/25	1	04/01/2025	10-4600-1085	11,666.66
<b>6050 Sutherlands</b>							
04/22/2025	Flashlight	041553	04/25	1	03/17/2025	10-7000-3500	21.38
04/22/2025	Quikrete	042519	04/25	1	04/09/2025	10-7000-3500	63.90
04/22/2025	Safety Tape & Yellow Paint	042549	04/25	1	04/09/2025	10-7000-3500	71.61
04/22/2025	Anchor Wedge	042593	04/25	1	04/10/2025	10-7000-3500	29.95
04/22/2025	Yellow Paint	042603	04/25	1	04/10/2025	10-7000-3500	44.48
<b>8433 Veronica Flores</b>							
04/22/2025	Bond Refund for Chloe Flores	23888	04/25	1	04/08/2025	10-5100-9000	110.00
<b>7869 Water Deposit Refund</b>							
04/22/2025	Water Deposit Refund for Joshawa Skaggs	166807	04/25	1	04/10/2025	51-26150	82.13
04/22/2025	Water Deposit Refund for Emily Norris	200601	04/25	1	04/07/2025	51-26150	90.38
04/22/2025	Water Deposit Refund for Heather Cash	56804	04/25	1	04/14/2025	51-26150	63.19
<b>6790 Western Wyoming Lock &amp; Safe</b>							
04/22/2025	Keys Offices	20137	04/25	1	04/01/2025	50-4700-3515	40.00
<b>6920 WLC Engineering Inc</b>							
04/22/2025	Water Storage tank services through 3/31/25	2025-10186	04/25	1	04/04/2025	10-4800-6060	1,949.58
04/22/2025	Engineering for riverfront stabilization project through 3	2025-10188	04/25	1	04/04/2025	10-4800-6010	14,968.00
04/22/2025	Professional engineering services through 3/31/25	2025-10192	04/25	1	04/04/2025	50-4600-2060	3,961.00
04/22/2025	Professional GIS services through 03/31/25	2025-10193	04/25	1	04/04/2025	50-4600-2080	300.63
04/22/2025	Planning services through 03-31-25	2025-10194	04/25	1	04/04/2025	10-5700-2050	981.25
<b>8362 Wyoming Child Support</b>							
04/22/2025	Casey Gallinger - 261021	040625	04/25	1	04/06/2025	10-24200	1,018.00
04/22/2025	Luis La Torre - 259148	040625	04/25	2	04/06/2025	10-24200	62.64
<b>8432 Wyoming Police Service Dog Association.</b>							
04/22/2025	2025 Membership Dues Buchholz	032125	04/25	1	03/21/2025	10-5400-3560	60.00
<b>7190 Wyoming Signs LLC</b>							
04/22/2025	City Logos	7465	04/25	1	04/14/2025	53-8300-4050	259.10
Grand Totals:							<u><u>477,961.24</u></u>

## Report GL Period Summary

GL Period	Amount
04/25	<u>477,961.24</u>
Grand Totals:	<u><u>477,961.24</u></u>

Vendor number hash: 379555  
Vendor number hash - split: 403517  
Total number of invoices: 89  
Total number of transactions: 95

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
Open Terms	477,961.24	.00	477,961.24
Grand Totals:	<u><u>477,961.24</u></u>	<u><u>.00</u></u>	<u><u>477,961.24</u></u>



**CITY OF MILLS**  
EST. 1921

## PAYROLL

Meeting Date: April 22, 2025

Payroll Type: Regular/Police

Date Range: 3-24-25 to 4-6-25

Net: \$ 112,083.62

Deductions: \$ 29,296.20

Federal Taxes: \$ 8,714.00

Medicare: \$ 1,551.74

Retirement: \$ 6,333.68

Social Security: \$ 6,366.21

Child Support: \$ 540.32

Insurance: \$ 4,314.60

Supplemental Retirement: \$ 1,126.01

Supplemental Insurance: \$ 349.64

**TOTAL PAYROLL: \$ 82,787.42**

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City Clerk, Sarah Osborn

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Mayor, Leah Juarez



## PAYROLL

Meeting Date: April 22, 2025

Payroll Type: Fire

Date Range: 3-27-25 to 4-7-25

Net: \$ 25,975.25

Deductions: \$ 6,752.43

Federal Taxes: \$ 1,910.00

Medicare: \$ 358.85

Retirement: \$ 2,920.93

Union Dues \$ 210.00

Child Support: \$ -

Insurance: \$ 1,352.65

Supplemental Retirement: \$ -

Supplemental Insurance: \$ -

**TOTAL PAYROLL: \$ 19,222.82**

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City Clerk, Sarah Osborn

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Mayor, Leah Juarez



## **Transmittal Transactions**

**4-22-25**

### ***Payroll Regular/Police: 3-24-25 to 4-6-25***

<b>Date</b>	<b>Type/Check #</b>	<b>Payor</b>	<b>AMOUNT</b>
4/6/2025	ACH	IRS	\$ 24,549.90
4/6/2025	33919	American Funds	\$ 50.00
4/6/2025	ACH	Orchard Trust 457	\$ 950.00
<b>Total:</b>			<b>\$ 25,549.90</b>

### ***Payroll Fire: 3-27-25 to 4-7-25***

<b>Date</b>	<b>Type/Check #</b>	<b>Payor</b>	<b>AMOUNT</b>
4/7/2025	ACH	IRS	\$ 2,627.70
4/7/2025	33976	Pathfinder FCU	\$ 210.00
<b>Total:</b>			<b>\$ 2,837.70</b>

**TOTAL \$ 28,387.60**

April 10, 2025

City of Mills  
Attn: Mayor Leah Juarez  
P.O. Box 789  
Mills, WY 82644

*Via E-Mail Delivery*

Re: Vertical Consultants Engagement Letter - 215 Northwestern Avenue, Mills, Wyoming

Dear Mayor Juarez:

Thank you for taking the time to discuss your possible engagement of Vertical Consultants, LLC ("Vertical Consultants"). The following is a summary of services that Vertical Consultants can provide the City of Mills, Wyoming (hereinafter referred to as the "Client") as it pertains to the review, reconciliation and potential income optimization of its current telecommunications water tower lease (hereinafter being referred to as the "Lease") encumbering that real property having the street address of 215 Northwestern Avenue, Mills, Wyoming (hereinafter being referred to as the "Site"):

***Lease and Site Review:*** Vertical Consultants will review both the Lease and the Site to identify issues that may need to be addressed in the current Lease, and to also to determine the true value of the use of the Site. Vertical Consultants shall also meet with the Client via phone conference to determine issues specific to the Client's property that will need to be addressed in an applicable amendment or similar agreement entered into by the Client related to its Lease.

***Lease Valuation and Optimization:*** Vertical Consultants shall provide the Client counsel and recommendations as to the optimal structure of its current lease agreement as it relates to the tenant's current and future use of the Site. Valuation of the Lease will be based upon our research related to similar cell site locations, the type of equipment located on the Site and overall value of the Site to the tenant now and going forward throughout the term of the Lease or similar agreement.



***Lease Reconciliation and Optimization:*** Vertical Consultants shall, **only upon the Client's prior approval**, engage the current tenant to (i) commence any appropriate reconciliation of the terms of the Lease, including, as applicable, any collection of any past due tenant obligations (i.e. past due rent, taxes or other monetary concerns); and/or (ii) explore alternatives that would result in an immediate increase in the tenant's rental payment obligations; and/or otherwise increase Client's revenue being generated under the Lease and/or on the Site. Client understands, acknowledges and agrees that Vertical Consultants can make no representation, warranty or guaranty that Vertical Consultants efforts on your behalf will garner certain results for you.

***Lease Recommendations and Structuring:*** Vertical Consultants shall, **only upon Client's prior approval**, engage the tenant to discuss an amendment, replacement lease or similar agreement as it relates to a modification/restructuring the terms of the Lease. Vertical Consultants' services shall continue throughout the entire restructuring process procedure.

Client understands, acknowledges and agrees that Vertical Consultants can make no representation, warranty or guaranty that Vertical Consultants efforts on your behalf will garner certain results for you.

Client understands and agrees that Vertical Consultants will provide recommendations to Client, but Client acknowledges and agrees that Client is solely responsible for signing any definitive agreements (e.g., Lease, modifications or amendments to the Lease), notices and communications to the party(ies) to the Lease within a timely manner (including, without limitation, within any notice periods set forth in the Lease).

If you decide to engage Vertical Consultants to assist you in maximizing the value of your Lease, Vertical Consultants will provide such services based upon the following fee structure:

***Vertical Consultants Hourly Fee:*** Vertical Consultants will provide the above-described services based upon an hourly rate of \$425.00 per hour for such services that will be charged to the Client ("Hourly Fee").

***Payment Of Hourly Fee:*** Hourly Fees outlined in this agreement shall be paid by the Client with fees to be remitted within fifteen (15) days of Client's receipt of invoice for services. Any payment received from Client after such period shall be subject to a ten percent (10%) late fee. Vertical Consultants shall have the right to electronically invoice the Client.

If Client fails to pay fees as set forth in this agreement Client shall be liable for all reasonable attorneys' fees as well as costs and expenses incurred in collection of past due balances including, but not limited to, collection fees, filing fees and court costs.

In addition to the foregoing, and without limitation thereof, Client understands, acknowledges and agrees that in the event payment is not received by Vertical Consultants within thirty (30) days of any applicable invoice provided to Client, Vertical Consultants may elect to immediately suspend

any and all services hereunder, without liability to Client, until such time as Vertical Consultants is paid in full. Time is of the essence in the performance and payment of all payment obligations by Client.

**Governing Law and Venue:** This agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. Client hereby irrevocably consents to the exclusive personal and subject matter jurisdiction and venue of the federal and state courts in Williamson County, in the State of Tennessee, for any and all claims and causes of action arising from or related to this Agreement.

**Liability Limitations:** In no event shall either party be liable to the other party for any special, indirect, exemplary or consequential damages or loss of revenue or other economic loss arising out of or in connection with this Agreement. Without limiting the foregoing, Vertical Consultants' maximum aggregate liability to the Client for damages arising from any and all causes whatsoever and regardless of the form of action, whether in contract, tort or negligence, shall not exceed the amount of fees paid by Client to Vertical Consultants immediately prior to the date on which the cause of action accrued.

Client acknowledges that Vertical Consultants is not a law firm and neither it nor its employees, contractors or agents are providing you legal advice or legal services to Client.

The Client and Vertical Consultants represent and warrant to each other that they have full right, power and authority to enter into this letter agreement without the consent or approval of any other entity or person. Moreover, the signatory, on behalf of the Client and Vertical Consultants, further represent and warrant that they have full right, power and authority to act for and on behalf of the Client and Vertical Consultants, respectively, in entering into this letter agreement.

Client shall have twenty (20) business days from the date of this letter agreement to accept the terms contained herein. If such terms are not accepted during such period, the terms of this agreement shall be deemed rejected, and this agreement shall have no force or effect.

We look forward to your acknowledgement and acceptance of both the above services that Vertical Consultants shall endeavor to perform and the associated fee structure for such services by countersigning this letter and returning it by either facsimile at 877-456-7552 or via scan/email at [jaime@vertical-consultants.com](mailto:jaime@vertical-consultants.com).

Again, thank you for your time and consideration, and please feel free to contact me with any questions and/or comments, as I can be reached at 877-456-7552 or via e-mail at [hugh@vertical-consultants.com](mailto:hugh@vertical-consultants.com).

**(SIGNATURES TO APPEAR ON NEXT PAGE)**

Respectfully,



Hugh D. Odom  
President-Vertical Consultants

Acknowledged and Accepted:

City of Mills, Wyoming

By:\_\_\_\_\_

Title:\_\_\_\_\_

Date:\_\_\_\_\_

April 10, 2025

*Via E-Mail Delivery*

Re: Authorization Letter

To Whom It May Concern:

This correspondence shall serve as evidence of City of Mills, Wyoming's (hereinafter being referred to as the "Client") authorization of Vertical Consultants, LLC ("Vertical Consultants") to represent the Client, as it pertains to the current telecommunications water tower lease or other similar agreement encumbering on that real property having the street address of 215 Northwestern Avenue, Mills, Wyoming.

This representation shall include Vertical Consultants authority to discuss matters related to the current lease and the right to request and receive information as it relates to the current lease agreement or any amendments thereto.

Please feel free to direct any questions you may have with respect to this correspondence to Vertical Consultants at 877-456-7552, or via email at [info@vertical-consultants.com](mailto:info@vertical-consultants.com).

Respectfully,

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City of Mills, Wyoming