



**Minutes
Oakley City Council
Wednesday, September 23, 2020
Electronic Meeting Zoom Platform
6:00 PM**

In Attendance:

City Administration: Mayor, Wade Woolstenhulme, Councilmembers: Steve Wilmoth, Dave Neff, Tom Smart, Joe Frazier, and Ron Bowen

City Staff: City Recorder, Amy Rydalch; Public Works Director, Kendell Staples

Others in Attendance: Larry Liefson via Zoom

1. **Mayor Woolstenhulme** opened the meeting. **Councilmember Frazier** offered the invocation and **Councilmember Wilmoth** led the Pledge of Allegiance.

1. **Leifson Development & Restriction Agreement.**

Mayor Woolstenhulme directed Councilmembers to the development agreement in front of them and asked City Recorder, Amy Rydalch for a brief explanation. **Recorder Rydalch** summarized the land use application submitted by the Liefsons for a plat amendment to plot additional lots in the S&B&J Subdivision. **Recorder Rydalch** stated that there is an existing plat note on the current subdivision plat that states that no further lots can be plotted unless the application proceeds through a Master Planned Development process. This has presented a problem for the Leifsons current application as Oakley City does not currently have an MPD process in place. The City attorney has stated that the Leifsons may proceed under the MPD process that was in place at the time the plat was recorded (2000) or they can choose to wait for the new MPD process that is being developed with the current planning commission. The Leifsons have elected to await the new MPD process. As an accommodation, the planning commission has agreed to allow the Leifsons to transfer the development right from the Ag. Parcel #2 in the S&B&J subdivision to the S&B&J Ag. Parcel #1. This development right on Ag. Parcel #2 is acknowledged as a lot of record. The transfer of the development right requires the ratification of the City Council.

Mayor Woolstenhulme opened the item for discussion and questions from Councilmembers. General discussion proceeded as to the location of the property and where the lot of record is located. Clarification was provided by Mr. Leifson who gave direction as to where the development right would be moved from (Ag. Parcel #2) and where it will be developed (Ag. Parcel #1) by his son Jake's home.

Councilmember Joe Frazier made a motion to approve the transfer of development right from Ag. Parcel #2 in the S&B&J Acres Subdivision to Ag. Parcel #1 and to approve the Development & Restriction Agreement as prepared. **Councilmember Steve Wilmoth** seconded the motion. **All voted in favor. Motion passed unanimously.**

2. **Employee Handbook.**

Mayor Woolstenhulme stated that he had reviewed most of the draft but had not completed the review. Several Councilmembers concurred. **Councilmember Frazier** asked if there were still questions regarding comp time. **Mayor Woolstenhulme** stated that he believed that this draft reflected those changes. **Recorder Rydalch** stated that there did not need to be final approval tonight but wanted to know if the

52 Mayor and Council felt that the policy was ready for legal review. **Councilmember Wilmoth** stated that in
53 his review he had some questions regarding the drug testing policy and language. He felt that it would be
54 prudent for legal to look at that section regarding drug testing and access to city vehicles and equipment.
55 He is concerned about the ambiguous language of "may be" subject to a drug test verses language that is
56 more direct. Councilmember Wilmoth feels that the language should be stronger, and state that testing is
57 mandatory if an employee is operating City vehicles and equipment. It was generally agreed that the
58 Employee Handbook and HR Policy were ready to be reviewed by legal. The item will be brought back to
59 Council after legal review.

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61 **3. City Appreciation Dinner.**

62 **Mayor Woolstenhulme** stated that the usual date for the City Appreciation Dinner had passed but
63 expressed a desire to reschedule and hold the dinner. He asked for Councilmembers' input. General
64 discussion regarding logistics and scheduling. It was decided that the city would proceed forward with the
65 city appreciation dinner and would follow covid-19 public health guidelines as previously planned.

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67 **4. Report on Maple Ridge Water.**

68 **Mayor Woolstenhulme** informed the Council of a discussion with City Water Operator, Dallas Hansen,
69 regarding several water main breaks at Maple Ridge in the last 10 days. It is likely that there will be future
70 repairs to the main and distribution lines as they were not bedded correctly when originally installed. In
71 addition, there is maintenance work to be done on backflow, a pressure valve, and a new pump. Dallas
72 has contacted representatives regarding the backflow issue, and they have agreed to the city passing on
73 the cost of the new back flow inhibitor to Maple Ridge. **Councilmember Frazier** asked about an update
74 from the South Bench Ditch Company and whether they had come back to the city with an impact fee.
75 **Mayor Woolstenhulme** stated that there had not been any communication from South Bench as of yet.

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77 **5. Budget Report.**

78 **Mayor Woolstenhulme** asked **Councilmember Frazier** to update the council on the status of the amended
79 budget. **Councilmember Frazier** stated that our PTIF accounts and ledger accounts are not reflective of
80 our current cash position. **Councilmember Frazier** explained that PTIF accounts are like savings or money
81 market accounts. The city moves cash to these accounts, that is not immediately needed for operations,
82 so that it can earn a higher rate of interest until it is needed for spending. **Councilmember Frazier** with
83 the help of his father and former Mayor, Blake Frazier, have been sorting out the ledgers and correcting
84 entries to get these items in order. **Councilmember Frazier** stated that we have approximately \$1.2
85 million in these accounts, however not all is spendable. Some of these funds are restricted. The problem
86 with the city accounts is that funds have been comingled and have not been accounted for in the correct
87 PTIF accounts. The city is currently correcting ledger entries to be able to present a proposed amended
88 budget with corrected amounts for the meeting in October. This amended budget will include the
89 proposed sewer rate of \$10.00 that was formerly discussed at the end of fiscal 2019. This increase is the
90 planned second installment of the sewer rate from that discussion.

91 **Councilmember Frazier** brought up the existing General Obligation Bond and explained that we receive
92 and use property taxes to pay the debt service payments on this bond. In September 2021, the final
93 payment comes due. **Councilmember Frazier** wants to make certain that the Council understands that
94 the city will lose the property tax that is tied to this bond issue unless the city holds a Truth in Taxation
95 hearing. If this hearing is held it will enable the city to keep the property taxes and utilize it for general
96 fund expenditures or further debt. The hearing would not be to change the property tax rate but to keep
97 the rate and the current level. This will need to be done before the next budget cycle.

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100 **Councilmember Frazier** asked Councilmembers for any large items that need to be included in the
101 budget. He stated that it is likely the city will have to do another budget amendment for the secondary
102 water and potentially the lease of the Echo water shares.

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104 **Mayor Woolstenhulme** referenced the recent letter from Weber Basin Water and the potential purchase
105 and incentive to purchase water prior to the deadline. He recommended that we consider budgeting for
106 this item.

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108 **Councilmember Bowen** asked for the status of the Upper Cottonwood Springs project. **Mayor**
109 **Woolstenhulme** stated that Rural Water met with us at the last meeting and a formal RFP was agreed
110 upon. Rural Water is assisting in preparing the RFP instructions. **Councilmember Bowen** encouraged
111 councilmembers to get their budget items in so that the city is not reacting to issues but planning for
112 projects and issues. **Councilmember Frazier** stated that the work on the city's ledgers and budget is at a
113 point where this information is needed. **Councilmember Frazier** asked about needing another set of
114 screens to the sewer plant. General discussion about potentially adding additional membranes, however
115 no decisive action was taken.

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117 **Councilmember Frazier** discussed that there are additional monies through the county grant that may be
118 available for road projects.

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120 **Councilmember Frazier** stated that the City has received all RAP Tax monies.

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122 **Councilmember Smart** proposed the idea of a Pickleball Court at the complex using RAP Tax monies and
123 asked to have some monies budgeted for this item. General discussion ensued regarding Pickleball and
124 the demand for courts. **Mayor Woolstenhulme** stated that he felt that a location could be determined at
125 a later date and that applying for grant money was reasonable. Further discussion ensued regarding
126 batting cages and the possibility of seeking further grant money for like projects.

127 128 6. Regular Business.

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130 a. **Hazard Pay – Rodeo Contractors:** **Mayor Woolstenhulme** wanted to discuss with the Council the idea
131 of compensating the bullfighters, specialty act, and announcer for hazard pay for participating in the
132 Modified Oakley Rodeo due to Covid-19. He stated that these vendors reduced their fee to
133 accommodate our efforts to produce a rodeo this year. **Mayor Woolstenhulme** proposed that since
134 the city received generous sponsorship this year to produce the rodeo, that the city honor their
135 original contracts with these specific vendors.

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137 **Councilmember Smart** made a motion to approve hazard pay up to \$3200 for these vendors for participating in
138 the 2020 Modified Oakley Rodeo. **Councilmember Wilmoth** seconded the motion. **All voted in favor. Motion**
139 **passes.**

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141 b. **Weber Wild – Councilmember Wilmoth** gave an update on the communication with the residents of
142 Weber Wild. The residents have retained an attorney to help them organize into an association.
143 Councilmember Wilmoth and Neff will be meeting with the representatives of Weber Wild is
144 scheduled for next week.

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146 c. **Leavitts/Niemans – Recorder Rydalch** stated that she has reached out to High Mountain Survey, Paul
147 Ferry, and has authorized them to perform a survey and related work. The amount not to exceed
148 \$1200 for these services was also communicated to Mr. Ferry.

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150 d. **Oakley Artesian – General** discussion regarding the contract terms, whether they have been upheld.
151 Would like this item scheduled for a future City Council meeting.

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153 e. **Approval of Minutes.**

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155 **Councilmember Smart** made a motion to approve the minutes from the work session held September 9, 2020.
156 **Councilmember Wilmoth** seconded the motion. **All voted in favor. Motion passes.**

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Councilmember Wilmoth made a motion to approve the minutes from the regular City Council meeting held September 9, 2020. **Councilmember Frazier** seconded the motion. **All voted in favor. Motion passes.**

f. Approval of the Payables.

Councilmember Frazier asked for clarification on vendor ETJ Law. **Recorder Rydalch** stated that it is the City Attorney, formerly known as Blaisdell Church & Associates.

Councilmember Wilmoth made a motion to approve the payables. **Councilmember Smart** seconded the motion. **All voted in favor. Motion passes.**

Councilmember Wilmoth moved to close and adjourn the regular meeting.

Approval is to form this 11 day of November, 2020



Wade Woolstenhulme, Mayor



Amy Rydalch, City Recorder