



Oakley City Council Meeting Minutes  
Wednesday July 22, 2020  
Oakley City Hall  
6:00 p.m.

1. Call to order and roll call
  - a. City Council: Councilmembers Wilmoth, Smart (via Zoom), Neff, Frazier, Bowen
  - b. City Staff: Amy Rydalch, City Planner, Abigail Morrison, City Recorder, Kendell Staples, Public Works Director
  - c. Other: Sam Aplanalp, Planning Commissioners Zane Woolstenhulme, Doug Evans
2. Invocation and Pledge of Allegiance
3. Discussion regarding possible city land acquisition – City Planner

Amy Rydalch, City Planner, led a discussion regarding a piece of property that has recently been put on the market. The property abuts city land and is zoned commercial. The owners are asking for \$800,000. Ms. Rydalch stated she was bringing it to the attention of City Council as a potential option and to see if they would like her to approach the current owners. Councilmember Frazier stated the price was high, but it would not hurt to make inquiries. Councilmember Wilmoth also felt the price was high, but echoed Councilmember Frazier's thoughts. Ms. Rydalch will look at further possibilities.

4. Arena Event Fees – Kendell Staples, Public Works Director

Kendell Staples, Public Works Director, said there has been confusion with city staff and the public regarding the fee schedule for arena use. He presented a new proposed rate schedule (attachment A). Councilmember Wilmoth asked about fees for entire park usage, parking lot usage, and the dump station. He stated that it seems unlikely that everyone is paying for the use of the dump station and suggested making it free of charge if the city is not even getting the fees it should be. Ms. Morrison stated that, while the city likely does not capture fees from every user, the city does still receive income from it and recommended keeping a fee. Councilmember Wilmoth asked how the fees are gathered and Mr. Staples said that they are given at the office most often, but soon there will be a lock box installed that will make it easier. Councilmember Wilmoth suggested raising the fee from \$5.00 to \$10.00 and installing the lockbox as soon as possible to capture more fees. Mr. Staples said there have been a few requests for the parking lot, but not an overwhelming number. Councilmember Neff asked how many campsites are available. Mr. Staples said we have 18 campsites in the campground and 10 RV sites at the Recreation Complex grounds. There was discussion about offering a slightly discounted rate for family reunions at the campground. It was reiterated that priority should be offered to family reunion groups and for a discount. Councilmember Neff asked for clarification on renting the city hall. Ms. Rydalch, City Planner, feels uncomfortable renting the city hall because staff have offices and she feels they are not completely secure. Councilmember Frazier stated that it would be possible to install better locks and put a door on the stairs to prevent the public from going upstairs at all. Councilmember Neff voiced support for this solution. There was general discussion about installing new locks if needed. Ms. Morrison pointed out that the City Hall has not been rented in five months anyway due to COVID-19 measures, so this decision may not be urgent. Councilmember Bowen stated that multiple people have

39 complained to him about the outdoor arena not being free anymore. He feels that, unless the arena is actively  
40 rented, an individual should not need any kind of pass (day, monthly, or annual) to ride in the outdoor arena. City  
41 Council stated that the fees were instated to try to capture some of the money that is spent on arena  
42 maintenance. Councilmember Bowen stated that he does not see a difference between playing on a soccer field  
43 without a reservation and riding at the arena without a reservation and fee. Councilmember Neff asked what the  
44 public felt. Zane Woolstenhulme, Planning Commission Chairperson, stated that in the past Oakley residents did  
45 not need to pay for the outdoor arena if there was nobody there and he did not see a problem with that policy.  
46 Councilmember Bowen said it was fair to allow people to use it for free if it was not rented.

47 *Councilmember Neff made a motion to eliminate the pass requirement for the outdoor arena and open use to the*  
48 *general public unless it is otherwise rented. Councilmember Smart seconded. Motion passed.*

49 *Councilmember Frazier made a motion to approve fee changes as discussed in this meeting. Councilmember Neff*  
50 *seconded. Motion passed.*

51 5. Water System update and discussion – Dallas Hansen, City Water Operator

52 Dallas Hansen, Oakley Water Operator, presented information about the Oakley City Water System especially with  
53 regards to securing a secondary water source. He said that one of the disadvantages to running a wet well is  
54 pulling water out of the Rich's Ditch. Councilmember Wilmoth said that he and Dallas had earlier discussed that  
55 getting the Recreation Complex off culinary water would free up almost half of the current water being used. He  
56 asked Mr. Hansen how soon the city could do that. Mr. Hansen stated that he does not see that being feasible  
57 during this season. Councilmember Bowen asked about chlorination at the Cottonwood Spring. Mr. Hansen said  
58 they are actively chlorinating at the spring now. Councilmember Frazier asked if all the springs are running. Mr.  
59 Hansen said that the city is running two sources (the only sources). Councilmember Neff asked about the impact of  
60 Oakley Water Bottling Company. Mr. Hansen said they have not filled bottles since April 2020. Councilmember  
61 Neff asked about Maple Ridge water usage. Mr. Hansen stated that the meters were incorrect at Maple Ridge and  
62 that a lot of water usage goes to water features, ponds, and pools. Councilmember Wilmoth stated that he would  
63 like the city to develop a permitting system for extra water features like those. Councilmember Frazier stated  
64 support for that idea. Doug Evans, Planning Commissioner, stated that he has drafted water rules and regulations  
65 which includes a section on ponds and back flow prevention. He stated that pond services can legally be  
66 terminated at anytime if there is a water shortage in the city. He stated the city has the right to make rules and  
67 regulations regarding water at any time. The most important service is to provide clean drinking water to citizens.  
68 He urged the city to act with caution if they decide to dig a well. He said that years ago Oakley spent \$500,000 on  
69 a well next to Oakley Water and it only produced five gallons per hour. He also said that once Oakley City is on gas  
70 chlorination nobody in Oakley will notice the taste. Mr. Evans said that part of a Capital Facility Plan would include  
71 looking at water rights.

72 6. Recommendations for Long Term Planning –Oakley City Planning Commission

73 Zane Woolstenhulme, Planning Commission Chairperson, thanked the city council for the opportunity to serve  
74 Oakley City. He stated that there are many challenges currently facing Oakley City, and there will be more  
75 challenges in the future with future demands on development. He stated that the City has taken a reactive  
76 approach and it is time to take a proactive approach. Planning Commission has discussed water usage and  
77 infrastructure. One of the things Planning Commission is recommending tonight is a moratorium on any  
78 subdivisions for the next six months. Planning Commission would like to take that time to put in a new General  
79 Plan. He asked City Council to look at the proposals from Planning Commissioner Doug Evans. Much of what was  
80 drafted deals with water use. He stated the need for a Capital Facilities Plan. The City needs a basis upon which

81 fees are proposed and a plan would do that. He recommended hiring a consulting to work with City Council and  
82 the Planning Commission. Councilmember Bowen supported the request to pursue a plan. Mr. Woolstenhulme  
83 stated that interest rates are very low right now and it would be a good time to look at bonding for future water  
84 improvements that would take a 50-year plan into account. He stated that the sewer facility is running at nearly  
85 full capacity and the city needs to look at future improvements there. Councilmember Neff said he would like to  
86 look at a 30-50-year plan to plan for future water and sewer. Councilmember Frazier stated support and said that  
87 the city could take on more debt at this time. He is in support of financing and formulating a plan. Councilmember  
88 Smart stated that they were told the sewer plant was at two thirds capacity two years ago. Mr. Evans stated that  
89 the sewer lines were originally put in in the 1960's and there is a lot of infiltration and damage to that system  
90 which causes a lot of ground water and other material to be processed at the plant that should not be.  
91 Councilmember Smart thanked him and stated full support for the efforts of Planning Commission. Mr. Evans  
92 stated that looking at these problems will be very beneficial for Oakley City in the long run. Right now, the city is in  
93 a dangerous place because if the Humbug Well went down, Oakley residents could be left without water. The city  
94 needs a backup plan. Councilmember Smart asked about the moratorium on subdivisions and how it would affect  
95 building permits. Mr. Hansen said that one of the biggest problems was with people connecting onto water. The  
96 city can adopt a moratorium that just prevents that kind of building permit. Councilmember Neff asked Mr.  
97 Woolstenhulme to look at costs. Mr. Woolstenhulme stated that all contracts would need to be approved by City  
98 Council and that he will come to City Council with plans at future meetings. Councilmember Frazier asked for more  
99 clarification on what would be banned in the moratorium and Mr. Evans said one test is to stipulate that any  
100 building permit that would require an impact fee will not be issued in the next six months.

101 7. Possible Adoption of Temporary Land Use Regulation

102 *Councilmember Frazier made a motion to adopt the moratorium on development and building permits that require*  
103 *an impact fee starting August 1, 2020. Councilmember Bowen seconded. Councilmember Frazier amended the*  
104 *proposal to be in effect immediately. Councilmember Bowen seconded. Councilmember Neff – Aye, Councilmember*  
105 *Frazier – Aye, Councilmember Smart – Aye. Motion passed.*

106 8. Regular Business

107 9. Adjournment

108 Councilmember Bowen made a motion to adjourn

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110 **Minutes accepted as to form this 26 day of August 2020**

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Mayor Wade Woolstenhulme

  
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City Recorder, Abigail Morrison

## ARENA FEES (adopted 7.22.20)

<u>ANNUAL PASSES</u>	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
Single Adult	\$50	\$100
Couple	\$75	\$150
Family*	\$125	\$250
Student**	\$40	\$40
Senior ((65 and older)	\$40	\$80
Group (4 Adults )	\$175	\$350

Professional Pass (Training/Lessons)                      \$400 Standard Rate

\*All dependent family members under 18 years of age

\*\*Must be attending/enrolled in higher education i.e. college/university/trade

For outdoor arena use during the summer – personal riding is allowed without a pass if the arena is not reserved without a pass.

<u>MONTHLY PASS</u>	<b>\$25</b>	<b>\$50</b>
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<u>DAILY PASS</u>	<b>\$5</b>	<b>\$10</b>
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### HOURLY RENTAL

Rental Times may not exceed 3 months at a time. All Rentals must be paid for upfront to reserve your time. In addition, a \$500 security deposit is required on file in the Oakley City Offices. These rates do not apply for Event Rentals.

<u>INDOOR ARENA</u>	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
Mon-Fri 4:00 pm -11:00 pm	\$25/hr.	\$50/hr.
Sat & Sun Before 1:00 PM	\$25/hr.	\$50/hr.

<u>OUTDOOR ARENA</u>	<u>RESIDENT</u>	<u>NON-RESIDENT</u>
Sun-Sat All Day – No Lights	\$15/hr.	\$15/hr.
Sun-Sat All Day – With Lights	\$30/hr.	\$30/hr.

### EVENT RENTAL

Prices are for either the Indoor or Outdoor Arena and include initial arena prep and lights if desired. Additional grooming and setup is available for additional cost.

<u>HALF DAY = 4HOURS OR LESS</u>	<b>\$250</b>	<u>BOTH ARENAS*</u>	<b>\$375</b>
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<u>FULL DAY = MORE THAN 4 HOURS</u>	<b>\$500</b>	<u>BOTH ARENAS*</u>	<b>\$750</b>
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\*Excludes warm up arena

<u>WARM-UP ARENA (to ensure exclusive use)</u>	<b>\$150</b>	½ day
	<b>\$250</b>	full day

### **PEN AND STALL RENTALS**

A security deposit of \$150 is required for all stalls and horse pens.  
A security deposit of \$500 is required for all cattle pens.

	<u>MONTHLY</u>	<u>DAILY</u>
Stalls (Barn/Shed Row)	\$70	\$20
Large Horse Pens	\$85	
Cattle Pen Rental	\$85	

**\*\*Please note that straw is NOT ALLOWED for bedding in pens and stalls\*\*  
SHAVINGS ONLY FOR BEDDING**

Included in your stall rental fee is one bag of shavings. Additional bags of shavings are \$10.00 each.

### **ADDITIONAL FEES**

#### **TRACTOR/GROOMING SERVICES:**

- \$25/ HOUR

#### **CITY PANELS:**

CITY SETUP	\$6/PER PANEL
SELF SETUP	\$2/PER PANEL

## CITY PARKS & FACILITIES FEE SCHEDULE

### FIELD RENTALS – 7 SOCCER FIELDS AND 3 SOFTBALL/BASEBALL

**FIELDS:** \$100 per field per day for tournament play (excludes either pavilion)  
\$25 for single game on single day

\*If Fields are rented for tournament play or multiple games users are responsible for the maintenance and cleanliness of the restrooms and garbage. Supplies will be furnished by Oakley City. The city can provide maintenance of the restrooms and garbage during the event for an additional cost of \$100 per day.

**PAVILLION ONLY – (behind Red Barn):** \$50/DAY

**SOFTBALL CONCESSION:** \$50/DAY

**CONCESSIONS:**  
**ARENA AREA (2):** \$75 EACH

**PARKING LOTS ONLY:** \$75/DAY\*

\*Subject to change based on use and size and scope of usage. Parking is included in all other base rentals. This is for exclusive access to parking not tied to the rental of another facility.

**FULL PARK RENTAL = ALL FACILITIES AND EXCLUSIVE ACCESS = \$2,500**

### RV AND CAMPGROUND SITES

**RV PAD W/HOOK-UPS** \$35/NIGHT  
**MONTHLY: APR 1<sup>ST</sup>-OCT 31<sup>ST</sup>** \$400 (LIMITED TO 90 DAYS)

**CAMPSITES: APR 1<sup>ST</sup>-OCT 31<sup>ST</sup>** \$25/ NIGHT

\*Campsites are first come first serve. Reservations will only be taken for groups of 5 sites or more.

**GROUP RATES:**  
**ENTIRE CAMPGROUND** \$350  
**Lower 12 Sites w/Pavilion** \$250

For Group booking please contact the Oakley City offices (435)783-5734

**Sewer Dump** \$10

## OAKLEY CITY BUILDING RENTAL RATES

<b><u>Cattleman's Hall:</u></b> (Includes Pavilion)	Oakley Resident	\$50
	Kamas Valley Resident	\$90
	Non-Resident	\$165
Pavilion only:	All Users	\$25
<b><u>City Hall:</u></b>	Oakley Resident	\$50
	Kamas Valley resident	\$90
	Non-Resident	\$165
Kitchen Only:	All Users	\$25
<b><u>RED BARN:</u></b> (Includes Pavilion)	Oakley Resident	\$250
	Kamas Valley Resident	\$500
	Non-Resident	\$1000
Pavilion only:	All Users	\$50
Kitchen only:	All Users	\$75

**All rentals require a \$500 security/cleaning deposit. Payment is collected at the time of reservation.**

**To receive the local rate, proof of residency is required at the time of reservation.**

**Our Cancellation Policy is as follows: All cancellations must be received in writing, addressed to Oakley City. Cancellations received up to three months prior to your event: 50% of your rental fee. Cancellations received less than three months prior to your event will forfeit the entire rental fee.**

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SHAVINGS ONLY FOR BEDDING**

### ADDITIONAL FEES

#### TRACTOR/GROOMING SERVICES:

- \$25/ HOUR
- \$80/ HALF DAY- RECOMMEND ELIMINATING
- \$160 FULL DAY- AS IT IS BILLED AS AN ADDITIONAL COST FOR \$25/HOUR FOR ALL EVENTS ETC.

#### CITY PANELS:

CITY SETUP	\$6/PER PANEL
SELF SETUP	\$2/PER PANEL

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\*All campsite bookings handled online thru [hipcamp.com](http://hipcamp.com)

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	Non-Resident	\$165

Pavilion only: All Users \$25

<b><u>City Hall:</u></b>	Oakley Resident	\$50
	Kamas Valley resident	\$90
	Non-Resident	\$165

Kitchen Only: All Users \$25

**\*City Staff would like to recommend that we limit our rentals to city hall as more of the building is being utilized for city business.**

<b><u>RED BARN:</u></b> (Includes Pavilion)	Oakley Resident	\$250
	Kamas Valley Resident	\$500
	Non-Resident	\$1000

Pavilion only: All Users \$50  
Kitchen only: All Users \$75

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