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3 **Oakley City Council Work Session Minutes**

4 **Wednesday May 20, 2020**

5 **Oakley City Hall Anchor Location – Zoom Webinar**

6 **6:00 p.m.**
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9 **1. Immediate Bond Refinancing Options**

10 Eric Johnson of Blaisdell, Church & Johnson, presented information about potential bond refinancing
11 options. Ms. Rydalch said that it may be advantageous to refinance the city's debt at this time so that the
12 city would not have to make payments on bond this year and potentially take on more debt for other
13 projects. Mr. Johnson presented some information about potential refinancing options. Interest rates are
14 presently at a historical low and it could be used for essential buildings for Oakley City. Councilmember
15 Smart asked how specific the bond monies would have to be spend. Mr. Johnson stated that the city
16 would not have to be overly specific, if the real property that is identified as pledged for security is clear.
17 Ms. Rydalch, said that if we want to pull out additional money it is advantageous to tie the loan to an
18 essential building because that looks better to investors. Rob Patterson, City Attorney, suggested they talk
19 about timeline if they city does choose to move forward. Mr. Johnson stated that they could likely push it
20 through in 45 days, with 60 days being the most realistic timeline. Mayor Woolstenhulme asked Ms.
21 Rydalch how much the city owes in total right now and Ms. Rydalch stated that she believed that it was
22 around \$700,000. Mayor Woolstenhulme asked what the principal originally was. Councilmember Frazier
23 read from the previous year's audit and said that one was for \$1.5 million and the other was for \$766,000.
24 Mr. Patterson asked if there was anything else that the council would need to make a decision. Mayor
25 Woolstenhulme said the council would have to think about it and decide. Ms. Morrison asked if the
26 council would like it to be on the agenda to discuss next week. Mayor Woolstenhulme stated that it would
27 be helpful to have a financial advisor present. Ms. Rydalch stated that she was familiar with the multiple
28 firms talked about and that it would be a good idea to have a representative present. Councilmember
29 Smart asked Ms. Rydalch if it is more advantageous to wait to make a decision about taking more debt
30 until next year? Ms. Rydalch said that she does not believe there will be a sharp interest rate increase in
31 the near future, she thinks that the refunding could be advantages if there is a desire for money to be
32 used immediately. The city could also potentially save money with a lower interest rate on the current
33 debt which is at about 6% at this time. Ms. Rydalch said borrowing money is attractive right now, but the
34 city needs to be thinking about what projects the city really wants to take on and what the priorities are
35 for City Council at this time. Mayor Woolstenhulme suggested that City Council assess what projects they
36 want to do.

37 **2. City Budget amendments and discussion**

38 Ms. Morrison said that due to a computer crash, the council cannot look over some of the documents at
39 this time. She asked Mayor Woolstenhulme for an update on issues with the water. Mayor
40 Woolstenhulme stated that there is a significant amount of water that is going into Maple Ridge that has
41 not been metered correctly. This has caused extra cost to the city. Mayor Woolstenhulme would like to
42 meet with the Maple Ridge HOA to talk about the water usage and inform them that Oakley would like to
43 start billing the HOA directly. The city uses approximately 11 million gallons and Maple Ridge, a
44 community of 12 homes, uses nearly 10 million gallons alone. Mayor Woolstenhulme asked city staff
45 when they could meet with the HOA. Cherish McCormick, City Treasurer, said that part of the issue is the
46 way the meters were entered into the meter software. She stated that there are pieces of information
47 missing and she is working with Dallas to confirm meter sizes so that all of that information can be
48 entered into the meter software accurately. Councilmember Frazier asked Mayor Woolstenhulme if the
49 city would be billing the HOA or the homeowners directly? Mayor Woolstenhulme stated that that is part
50 of the conversation that the city needs to have with the HOA. Mayor Woolstenhulme said that Dallas
51 reported that there are 30 known meters that need to be fixed. There are current water restrictions that
52 are still in place with even numbered houses watering on Monday and Thursday and odd houses on
53 Tuesdays and Fridays and the city watering the parks at alternate times so the system is not overloaded.

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55 Ms. Morrison stated that all technology is down at the city hall and Zoom was not working very well, but
56 what she wanted to do was look at some proposed budget. She asked if the city could talk about it at the
57 next city council meeting. She stated that the budget for 2019-2020 will need to be amended to add more
58 money and that they City Council will need to look at the proposed budget for 2020-2021.


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60 3. Oakley Fourth of July Updates
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62 Mayor Woolstenhulme stated that he has had numerous talks with the PRCA. It will be a three-night rodeo
63 and the PRCA is willing to put \$17,500 toward the payout to contestants and Oakley will put in \$5,000. Mayor
64 Woolstenhulme said that slack will be spread out over two days this year so that one group of people
65 participates at a time. Mayor Woolstenhulme asked Councilmember Frazier if the state will be moving to
66 "Yellow" risk on Friday. Councilmember Fraizer stated that they likely will be. Mayor Woolstenhulme said that
67 the rodeo committee suggested having a sponsors-only night and the other two nights open for the general
68 public. Mayor Woolstenhulme said that the county has said that that the county has said that they will abide
69 by whatever the state does. Councilmember Bowen asked if the city would do concessions at the rodeo.
70 Mayor Woolstenhulme said he had not yet talked about that subject with the county, but the city would likely
71 contract with food trucks so the city does not have to take on the liability and precautions due to COVID-19.
72 Councilmember Smart asked how much the city money the City Council would be comfortable losing on the
73 rodeo. The revenues from the rodeo typically cover a \$157,000 bond payment the city still owes yearly.
74 Councilmember Smart said that the rodeo committee wanted an answer from the city concerning how much
75 the city would be willing to spend. Councilmember Wilmoth pointed out that for that reason it may be
76 advantageous to refinance the bond now. Mayor Woolstenhulme stated his support for the rodeo saying that
77 he believed Oakley could at least break even.

78 *Councilmember Bowen made a motion to adjourn.*

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80 Minutes accepted as to form this 28 day of Oct. 2020

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83
84 Mayor Wade Woolstenhulme

 for A. Morrison
City Recorder, Amy Rydalch

Recorder at time
of mtg.

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