



MINUTES

Oakley City Council

Regular Meeting 6:00 PM

April 28, 2021

DUE TO ONGOING COVID-19 PUBLIC HEALTH CONCERNS: PUBLIC IS INVITED TO ATTEND ELECTRONICALLY VIA THE ZOOM MEETING PLATFORM. THERE WILL BE NO PHYSICAL ANCHOR LOCATION AVAILABLE TO THE PUBLIC AT THIS TIME AS PER GOVERNOR HERBERT'S EXECUTIVE ORDER 2020-5

Anchor Location: 960 West Center Street, Oakley UT

In Attendance:

City Administration: Councilmembers Steve Wilmoth, Tom Smart, Joe Frazier, Dave Neff, Kelly Kimber (joined by Zoom), Mayor Wade Woolstenhulme.

City Staff: City Recorder, Amy Rydalch; City Planner, Stephanie Woolstenhulme, Director of water/sewer operations Dallas Hansen

Others/Public in Attendance: Curtis Ludvigsen, Rural Water (Zoom); Justin Harding, Blake Frazier, Blake Curry, Harwood Homes; Ryan Pearle, North Bench

1. **Mayor Woolstenhulme** Opened the meeting. The invocation was offered by **Councilmember Neff, Councilmembers**, said the Pledge of Allegiance.
2. **Public Comment for Items not listed on the agenda :** No public comment made in person or on Zoom.
3. **Public Safety Concern : Ryan Pearle – North Bench:** Discussing speeding in North Bench area that is still continuing. Clocked a car traveling past his house today @ 75 mph. Multiple children, horses etc. in the area. One issue is no mapping for people traveling from Park City, Heber City, etc. showing the route that should be taken to reach the canyon. Campers that know the area are getting too comfortable taking "a short cut" to get up the Canyon, and since they are familiar with the area, they are using the roads around North Bench to take a few seconds off their driving time in order to avoid traffic. Another issue is with the heavy haul traffic. They are loaded heavy and would be unable to stop if an issue should occur. The big pickups pulling the

40 big trailers are what he refers to as heavy haul traffic. These heavy haul vehicles are destroying
41 the roads and making them unsafe.

42 We need to try and find a way to slow the traffic down and find a way to train the public to use
43 the Canyon Roads. We need to get the speed limit down to 25 mph. If we could get them
44 rerouted, we could then get the Kamas Police to patrol the area to make sure people are not
45 speeding. That way the patrol officer would only have 1 road to patrol. Even Google maps will
46 route people coming up to go to Smith and Morehouse up thru North Bench. We would
47 appreciate some help getting this under control. **Councilman Frazier** asked if this was a year
48 round occurrence, or was it worse in Summer verses Winter. **Mr. Pearle** stated that Summer was
49 much worse. **Mayor Woolstenhulme** asked if speed bumps would help and what to do with
50 them in the winter when we had to plow snow. **Mr. Pearle** stated that the speed bumps could
51 be pulled out the end of October and replaced again in the Spring. That would eliminate
52 problems with plowing. They feel the City needs to help protect the public on this road. It is
53 very common to see people walking their dogs, people out walking, people riding bikes, and
54 children outside playing. He said he has been verbally accosted by the people driving on the
55 road as he has tried to get them to slow down their speed. **Dave Neff** asked Mr. Pearle how
56 many speed bumps he thought we needed. **Mr. Pearle** suggested the possibility of four speed
57 bumps. One near 750 East, one before that address, one by Star Lane, and one before Bench
58 North. **Mayor Woolstenhulme** asked Dallas Hansen for his thoughts on this issue, since he is
59 the one that plows the roads. **Dallas Hansen** stated that he would recommend the speed
60 bumps. We put up signs to slow the traffic and they have had no effect on the traffic. People do
61 not even pay attention to the stop signs on New Lane. Mentioned about the only other thing to
62 do would be to put up barricades to prevent people from using the roadway. **Mayor**
63 **Woolstenhulme** mentioned we had tried a barrier once before, and all people did was go past
64 the turn at the Cemetery and turn back into the Cemetery road and keep on going. **Dave Neff**
65 asked if anyone had made any contact with Google in regard to changing the directions. **Mr.**
66 **Pearle** stated that he had contacted them a few times previously. They suggested signs saying
67 "Not a Thru Street". "This is a private road." That hasn't worked at all, and as time goes by, the
68 traffic has increased more. **General Discussion** with all in attendance regarding suggestions etc.
69 What are peak times, which in Summertime is all day and into evening. Mr. Pearle also thought
70 that policing by writing tickets, would also increase the problem. Will take a look at speed
71 bumps and signs. **Councilman Kimber** asked to make a few comments. Thank you to Mr.
72 Pearle for coming in. We realize a big problem in that area, but we also have some other issues
73 to think about as we get moving on this. Weber Canyon is posted at 25 mph coming into town,
74 and nobody goes 25. Boulderville Road is 35 mph. We need to work on all of this as we are
75 moving forward on the North Bench property. **Mayor Woolstenhulme** stated that it isn't an
76 easy solution and it will also cost a lot of money. So that is a consideration also.

77
78 **Development Agreement for Wes Harwood and Parcel WW-A-27-A-AM: Planner Stephanie**
79 **Woolstenhulme**, The address of this lot is 1400 Weber Wild Rd.. It sits right on the border of
80 Weber Wild and Pinion. It has been a questionable spot and a non-conforming lot due to the
81 fact It is on a 57% grade. But Mr Harwood and his business partner, Bryce Curry, have met all of

82 our requirements. The home will be a small residence. The water, sewer, has all been
83 addressed. (pulled up a site map) We required a Geo Tech study be done to verify water and soil
84 was ok. Summit County Health is working on the Septic Tank approval. The Perk Test has been
85 completed. Farley verified that all work has been done. Even after all that. It is still a non-
86 conforming property due to the steep grade. Therefore, we asked for a Development
87 Agreement be signed. This will release the City of Oakley for any liability with building on this
88 lot. At the top of the driveway they built, it is a 5% grade and at the bottom is a 5% grade, In
89 between is 23% grade, so it is still pretty steep. The driveway will have radiant heat to aid in the
90 snow melt in the winter. We have required a Catch Basin be built at the bottom of the driveway
91 and then it will be funneled off to a little stream. This will avoid a slick driveway and someone
92 sliding out of the driveway into traffic. The Fire Marshall looked at the property and they
93 require a fire hydrant at the end of the driveway. Since the driveway is so steep, they will know
94 that fire trucks will not be able to get into the property. Any equipment will need to be hauled
95 in to the area. A few other issues were discussed including retaining walls. Also, ponds have
96 been built up on top for water to drain into to help prevent issue with Spring run off. A 6 foot
97 cement retaining wall has been built. This will be a terraced retaining wall. Then a 2-1 slope up
98 to a 4 foot rock retaining wall, another 2-1 slope up to another 4 foot rock retaining wall. The
99 Development Agreement we have is to assure that we have a legal build that is in compliance
100 with the Engineering. This property does flow over to the neighbors property. They have
101 already come to an agreement and the easement paperwork is supposed to be signed today.
102 O'Bagge is the owner of the property. **Stephanie** stated that the city has done all they can do on
103 the City end and Harwood has complied with all requests. **Councilman Smart** asked for a vote.
104 All votes were AYE. No NAYS. Agreement was passed.

105
106 **Water Rate Discussion:** City Recorder, **Amy Rydalch**, introduces **Curtis Ludvigsen** of Rural
107 Water. He will listen in and comment when needed. **Mayor Woolstenhulme** started the
108 discussion with the purpose for Rural Water being here and the work that Curtis and his partner
109 have done in regard to our water. They have gone thru the water rates, gave us ideas where to
110 apply for grants, other suggestions to improve our water system. They gave us a template to
111 play with so we could see what we are looking at. **Amy, Dallas**, and I sat down together and
112 went over the template. It showed that 65% of our customers use less than 50,000 gallons per
113 month. We reviewed what Kamas, Francis, and Coalville does. We are cheaper than any of
114 those cities. We plugged in some numbers and what we found was people using 15,000 gallons
115 or less was not going to be affected much. Then went to proposed Tier 2 and found out it was
116 cheaper than Tier 1. **Curtis Ludvigsen w/ Rural Water:** Said he appreciated our ideas and
117 thought processes. He stated that comparing Oakley to other cities does not really matter.
118 Other cities may have a whole different budget and different projects than what Oakley has.
119 Don't let other cities drive what Oakley will do. Oakley needs to do what it needs to do for the
120 Community. Just looking at the budget, it shows expenses spent on water were 462,000. The
121 proposed budget only comes to \$320,000. That is a loss of \$150,000. Why do you want to do
122 that? You have got to get yourself in a position where you are operating in the black, not in the
123 red. That doesn't cover the cost of any expenses and cost of any projects we will need to do.

124 We have talked previously about getting grant money, and the possibility is quite small, due to
125 the fact, that median income per household is quite high. I don't believe raising rates high
126 enough to qualify for grants is as good as raising rates to pay for loan payments. In order to
127 qualify for Grant money, you would have to raise water rates over \$100 per household. **Amy**
128 asked a clarifying question that inquired as to our medium household is \$68,700, so to apply for
129 a grant we would have to go well over \$100? The response was Yes. That was my initial 2
130 reasons that I have about your proposals here. It is not going to be enough to pay the bills, let
131 alone take on any loans. It is also premature to raise rates based on what you may need. The
132 bottom line, you can't operate being \$150,000 in the red. **Councilman Frazier** asked if any
133 adjustments had been made to the Maple Ridge rates and **Amy** replied that adjustments had
134 been made to Maple Ridge rates. She also stated that we had slightly increased the Care
135 Center. We had not done anything with the school as we were trying to get a correct ERU.
136 **Curtis** stated that 15,000 gallons was too many gallons to allow on the base rate. In fact,
137 10,000 was too much. Really need to be down in the 5,000-gallon threshold. Said he would
138 suggest pulling the gallon usage down significantly. **Amy** stated that the template we were
139 using was just a starting point. **Curtis** stated that what we have put together would be the very
140 minimum we could go, as it is almost breaking even. It still doesn't allow any leeway for repairs,
141 loans, etc. The people using the highest amounts of water are getting the best deal overall, than
142 the people going into the tier 2 and tier 3 levels. Possibly make an adjustment to the higher tier
143 usage, so they pay more for their water. (It was mentioned that perhaps it could be phased in
144 over a few months.) If we didn't have a lot of projects or repairs, you could possibly get by with
145 phasing the rate increase in, but it still doesn't give you what you need. (Several other little
146 discussions going on, but unable to hear who or what was being said.) Wanted to know how
147 many ERU for the Care facility. There are 7 ERU and the school is 27 ERU's. **Curtis** asked how
148 many in care facility and **Amy** said between 35-37. **Curtis** said could easily go to 11 ERU's. The
149 ERU's are based on a normal family size. **General Discussion with all in attendance:**
150 Discussed Elk Meadows Care Facility. Discuss how much water they use. Based on how much
151 water they use. They use twice as much as anyone else. That only means they should be paying
152 twice as much. **Tom** suggested maybe zero scaping would be an answer. That is good way to
153 conserve, but then the revenue really drops. **Curtis** and Janelle could play with the template
154 some more, if we needed them too. They can try and work on it and try and come to some
155 reasonable numbers for everyone. Once again suggest that the 10,000-gallon usage for
156 residential is too high. Would like to see it at 5000 gallons. Another suggestion is to lower the
157 gallons in the 4th tier, so that it kicks in sooner. By playing around with this and changing the
158 Care Facility rate to what we talked about, would give some profit to work with. Not a lot, but
159 not in the hole. Maple Ridge was also discussed. The rates for Maple Ridge were also played
160 with. Why does Maple Ridge not get any gallon with the base rate? We have to pump the
161 water up to them. Maple Ridge has approximately to 18 homes. There are 35 lots. Some of the
162 vacant lots, if they have a meter, is currently \$20, if no meter they are not billed, Discussed
163 Maple Ridge should be a little higher. Just by dropping the # of gallons on tier 4 will provide an
164 extra \$6000.00. The school has not been added in or discussed. The school rates have been
165 based on the rates for public schools. This school is private enterprise. Need to do some more

166 work on the school issues. The bottom line is that the rates need to increase to cover expenses,
167 etc. If an emergency occurred, would have no dollars to repair. Talking about Connection Fees
168 and Impact Fees. Connection Fee can only charge what connection cost you. The impact fee is
169 different deal. There isn't anything you are doing that wouldn't be able to use Impact fee \$\$\$ to
170 pay on the loan. All related to growth. **Mayor** asked if we could have a set fee like we do, or
171 charge each owner for the cost by pieces. Meter, pipe, bolts, labor etc. This would refer to
172 Connection Fee. Do it either way. If set fee, make sure all your costs are covered. If crossing
173 road, add that into it, and add in the next year when you must go in repair the road sinking.
174 Does fee schedule have to be a public hearing? Not discouraging public hearing, but by law you
175 don't need to. A City doesn't have to have a public hearing for rate increases. If doing a project
176 and applying for \$\$\$, some of that will need public hearing due to state and federal
177 \$\$\$involved. Amount of rate increase we are trying to make; you will have a lot of people
178 complain and discourage you from doing so. Don't let them do that to you. Make sure they
179 know that all people will be going up. **Amy** will email proposed changes to **Curtis**.
180 Do you want us to attend another meeting or explain things, let us know. Thank you, **Curtis**, for
181 your input.

182
183 **Items for Consideration 2022 Budget Discussion:** **Amy** put a list of items on everybody's place
184 so you can each look and make suggestions. Nothing set, just cross off, or talk about in Council,
185 make changes, etc. Working on 2022, if you have idea make a note so I can get an idea what you
186 are thinking for upcoming year. Return back to me so we can see what ideas you have.

187
188 **Regular Business – Councilmember Reports- - Councilman Neff -- Playing Fields Report**

189 Spoke with Adam ?. He is very interested in helping with the conservation of the fields at the
190 complex. Talked about the baseball diamonds. Was presented as being the home fields for the
191 South Summit Baseball and Softball teams. One issue of concern was with transportation from
192 the school and back, and the liability that would come along with that by driving to Oakley. He
193 was very interested about looking into grants and looking at what would be available. A few
194 small details would need to be worked out like the striping of the fields as to who would be
195 doing that. Whether it be Oakley or High School. Would like to see costs of the turf. **Amy**
196 stated that we can get quotes on the turf. Another little concern is the softball fields have lights,
197 but the baseball field has no lights. **Joe** asked about playing on all fields, as we would hate to
198 cut off Triple Crown Baseball. No problem. The baseball field can be reconfigured for
199 Softball/Baseball tournaments. **Steve** talked about doing the whole field in turf. Would cut
200 down on maintenance. Brown turf in the infield, green turf in the infield, and already comes
201 striped so no prep work for anybody. The turf field would draw a lot of interest from teams
202 wanting to play on the turf. It would then be a boost for the revenue. **Kelly** asked about being
203 the only team in the region having a turf field and what it would do to teams coming here that
204 aren't used to playing on that surface. It could affect the play of that team. **Steve** mentioned
205 that Juan Diego has a fully turfed field, and the state playoffs are all played on turf. (More
206 conversation that can't hear or understand. Talked about building high fences for baseball. **Joe**
207 mentioned that **Steve Sutherland** with the school, would like to be involved in what we are

208 doing with the fields, etc. **Councilman Wilmoth** was opposed to this idea as he has nothing to
209 do with it. **Joe** reminded him that he pays the bills for the school **Mayor Woolstenhulme**
210 reminded council members to go over the budget suggestions and see if they needed to add or
211 subtract anything. Be thinking about the water and sewer issues that we would work on later.
212 **Blake Frazier** was in attendance and spoke about an issue regarding the budget. The budget is
213 supposed to be ready and on the counter by June 1. By giving Council 2 weeks to review and
214 think about what they want to do with it, and then decide, does not give Amy enough time to
215 finalize and get it ready by June 1. You guys need to deal in facts and figures. Prioritize the
216 items. One of the issues we have with the audits is no solid preplanning. We are always trying
217 to put the fires out with no \$\$ to deal with them, because we didn't plan ahead. The water rate
218 issues you are dealing with; make a plan, stick to it and get it done. Someone asked Amy if she
219 needed the budget work sheet right away. She said she really does. There are things on the list
220 that need to be budgeted for now. The speed bump issue needs to be planned for if you are
221 going to do it. Not after the budget is done. Thank you, Blake.

222 |
223 **Rodeo and Celebration Discussion:** Any comments or updates on Rodeo. Sam Aplanalp has
224 been asking if the Softball game for the Celebration is a go. Need to get it on the list of events
225 and get it posted for the public. A question was asked if the Saturday Breakfast was going to
226 happen. The SSHS Rodeo team was going to do it but backed out. **Amy** will check with the
227 administrator at the high school and see if any of the other sports teams would be interested.
228 Discussed what the price for parking will be this year. Last year was \$5 with a 2-3 split. Think
229 this year it should be \$10. **Steve** made a motion to raise the parking fee to \$10, with a 50/50
230 split. **Tom** seconded the motion and the motion passed. **Kelly** made a request to put the
231 Parking Fee on the website so people could see what the parking will cost. At this point we are
232 not having a horse show this year. Charlotte does not want to do the horse show this year.
233 Someone could check with Kris Getzie, with the 4H, and see if she would be interested in taking
234 that on. **Kelly** stated the parade preparations are moving right along. **Joe**
235 said the float for the parade is also moving along. Also, when will the pictures for the City
236 Council be taken? They will be done in two weeks (5/12 @ 5:30) Will notify of the shirt color.
237 Ambulance has been ordered, just need to notify them of the dates for Slack. **Steve** stated the
238 fireworks have been ordered. When they deliver, they keep asking to see the license. Perhaps
239 we ought to get someone licensed for this. What would it cost to have a licensed Vendor do
240 them? They are very pricey for someone else to do. Think the licensing is as simple as taking a
241 2-hour class. **Tom** said he had talked to Ken Garff and they will be a \$12,500 sponsor this year.
242 Would like to donate \$1000 of that to Cancer Research or Tough Enough to Wear Pink. Perhaps
243 on Pink night, Ken Garff could present Charlotte with the check. (A few comments made about
244 Tough Enough to Wear Pink, but comments unable to hear) **Amy** then asked if her
245 understanding was correct that "Oakley City no longer has any involvement or oversight with
246 Tough Enough to Wear Pink". The response was that that was correct. Whatever happens from
247 here on with Tough Enough to Wear Pink has no bearing on the city.

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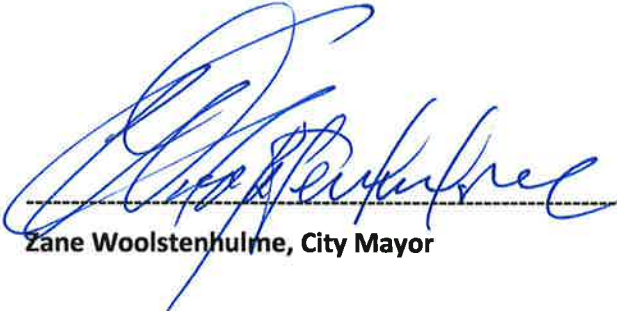
Approval of the Payables 4-13-2021 thru 4-27-21: Councilman Wilmoth made a motion to pay the bills. **Councilman Smart** seconded the motion. Vote AYES, no NAYS

Mayor Woolstenhulme thanked everyone for coming and reminded everyone to work on the figures for the budget.

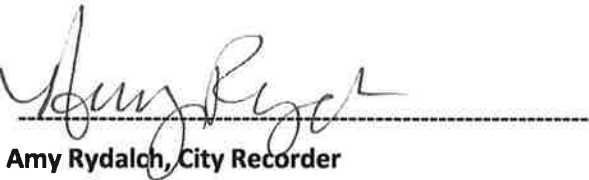
ADJOURNMENT

Mayor Woolstenhulme: made a motion to adjourn the meeting. **Councilman Neff** seconded the motion.

Approval is to form this 28 day of September 2021



Zane Woolstenhulme, City Mayor



Amy Rydalch, City Recorder