



MINUTES
Oakley City Council
Regular Meeting 7:00 PM

February 23, 2022
Zoom Meeting Platform
Meeting ID 820 258 4629
Passcode 777869
Anchor Location: 960 West Center Street, Oakley UT

In Attendance:

City Administration: Mayor Zane Woolstenhulme, Councilmembers: Joe Frazier, Kelly Kimber, Steve Wilmoth, Tom Smart, Dave Neff.

City Staff: City Recorder, Amy Rydalch; City Planner, Stephanie Woolstenhulme; City Administrative Assistant, Karylyn Bliss via zoom.

Others in Attendance: Larry Leifson, Terrie Leifson, Kerbee Leavitt, Lane Livingston
(Via Zoom Platform) Shalea Holbrook, KL, Justin Harding, Deb Sheldon,

1. **Mayor Woolstenhulme** called the meeting to order. **Councilmember Kimber** led the Pledge of Allegiance. **Councilmember Frazier** offered the invocation.

2. **Public Comment:** Public may address the Mayor and City Council with items not listed on the agenda.

None.

3. **Approval of the Consent Calendar:**

- a. **Appointment of Lane Livingston as Planning Commissioner – 2 Yr. Term**
- b. **Re-Appointment of Planning Commissioners Evans, Goldthorpe, and Manning – 4 Yr. Term**
- c. **Approval/Ratification of City Contracts**
- d. **Grand Marshall Appointment for the 2022 Celebration**
- e. **Operational Budget Report – as of January 31, 2022**
- f. **Invoice Register – January 27th, 2022, thru February 23rd, 2022**

42 **g. City Council Meeting Minutes from 1-27-2022, 2/9/2022**

43
44 **Councilmember Wilmoth** asked for clarification on Re-Appointment of Planning Commissioners.
45 When their term is up are they allowed to stay on, or does it get put out there that there will be
46 upcoming openings if people would like to apply. **Mayor Woolstenhulme** informed him that the
47 people getting re-appointed tonight were asked if they were content. **Recorder Rydalch**
48 mentioned that the City Attorney weighed in on this and said that according to our code,
49 Planning Commission members can just be re-appointed.
50

51 With no further discussion, **Mayor Woolstenhulme** entertained a motion to approve the
52 Consent Calendar. **Councilmember Wilmoth** made a motion to approve the Consent Calendar.
53 **Councilmember Kimber** seconded the motion. All in favor.
54

55 **4. Public Hearing – Circle L Subdivision (Previously the S&B&J Subdivision) Final Plan Approval**

56
57 **Planner Woolstenhulme** shared the following from the Staff Report with City Council:

- 58 • Proposal
- 59 • Background
- 60 • Case for Development Rights
- 61 • Findings of Fact
- 62 • Conditions of Approval (which have all been completed)

63
64 **Mayor Woolstenhulme** opened the public hearing.

65
66 No comment.

67
68 **Mayor Woolstenhulme** closed the public hearing.

69
70 **Councilmember Frazier** questioned that there would now be three more homes in addition to
71 the one that is being built now. **Planner Woolstenhulme** confirmed.
72

73 **Councilmember Wilmoth** questioned how big the Lots would be. **Planner Woolstenhulme**
74 responded that the Lots along Boulderville are 1 acre and Lot 1 is 25.5 acres.
75

76 **Councilmember Neff** questioned location of sewer hookup. **Planner Woolstenhulme** responded
77 that there will not be a sewer hookup they will be on septic.
78

79 **Councilmember Smart** made a motion to pass the Final Plat of Circle L Subdivision for approval.
80 **Councilmember Kimber** seconded the motion. All in favor.
81

82 **5. Kerbee Atkinson – Benevolence Request – Benefit Concert**

83 **Kerbee Atkinson** shared the following proposal with City Council:

84 Would like to put on a benefit concert for military and first responders. Will be a 501c3 non-
85 profit. Are looking at having two bands, an alcohol permit, and asking that Oakley City donate
86 their facilities for this concert. The date that they would like is July 30th, 2022. Looking at the
87 outdoor arena or the ball fields. Looking at a max of 2500 people. Food truck vendors will be
88 asked to donate 10% of revenue back to the benefit. Would like to work with the city ticketing
89 program. State requires 1 for every 50 for security, which they will follow. The state said she
90 could use anyone for security if they are honorable, trustworthy, and good at what they are
91 doing. Her thought was to talk to Wade Woolstenhulme who is a security guard. Alcohol will be
92 sold in a beer tent and requiring wrist bands. Needs to have an answer as soon as possible for
93 the bands.

94
95 **Mayor Woolstenhulme** asked **Recorder Rydalch** what they would be effectively donating, \$500
96 for the arena fee or \$2500 for the complex. **Recorder Rydalch** responded that due to the scale
97 of this event and it being all day, the city would be donating the \$2500 complex fee, Public
98 Works, and Park Staff for maintenance for restrooms, arena prep and clean up, and city staff to
99 help with ticketing. The Red Barn is already booked with a party and will have to happen in
100 conjunction with this event.

101
102 **Councilmember Smart** commented that he loves the idea but doesn't want to see the city lose
103 money. He recommended that Kerbee pay the city \$200 to help cover the costs for city staff.

104
105 **Councilmember Smart** made a motion to allow the use of our facility with a \$200 fee to pay for
106 staff time. **Councilmember Kimber** seconded the motion.

107
108 **Councilmember Neff** questioned if the \$200 will cover what staff will be doing. **Councilmember**
109 **Smart** clarified that it is not to cover costs for staff time, but to just offset the costs.

110
111 **Councilmember Kimber** asked if Kerbee would be willing to share what the revenue is on the
112 beer sales. Kerbee was willing to provide that information.

113
114 **Councilmember Wilmoth** asked for clarification on using the city ticketing program. It was made
115 clear that the fees from the ticketing can go to help cover city costs.

116
117 **Kerbee Atkinson** clarified that the only things needed from Public Works and Park Staff would
118 be just to make sure the bathrooms are cleaned, and the garbage's are taken care of.

119
120 **Mayor Woolstenhulme** asked **Recorder Rydalch** if this is something the city can do. **Recorder**
121 **Rydalch's** biggest concern is coming off Rodeo production, another event coming in after the
122 rodeo and then this event. Worried that Public Works might be burnt out and we might need
123 more help to pull this off. **Karylyn Bliss** commented that the costs for staff would be time and a

124 half where it is on the weekend and the amount of trash will be a lot due to alcohol sales. The
125 \$200 fee will not come close to covering these costs.
126

127 **Councilmember Kimber** is concerned that these are public funds that the city is donating. Will
128 we treat the next person coming in the same.
129

130 **Councilmember Frazier** commented that this will be a learning experience. This is the first time
131 the city has done something of this scale. Would be a good idea to debrief after.
132

133 **Mayor Woolstenhulme** commented that the original motion is still on the table to approve the
134 request and charge \$200. All in favor
135

136 6. Point of Service Sales System – Concessions (Councilmembers Wilmoth & Frazier)

137 **Councilmember Wilmoth** shared that there were two different POS Systems (Square & Clover)
138 looked at for concessions at the rodeo. He went over the pros and cons of each system and that
139 Tristin Leavitt was more in favor of the Square system. Kaitlin Gortat and Janelle Oliver, who are
140 over concessions, were in favor of the Square POS system. Parking would also utilize the Square
141 for credit card payments. It is very user friendly and would help track inventory to help so we
142 don't over or under order. Has capability of running reports daily.
143

144 **Mayor Woolstenhulme** brought up possibly looking into having the option to do a donation to
145 the city rather than a tip.
146

147 **Councilmember Frazier** mentioned that this system will save hours of time when it comes to
148 reconciling.
149

150 **Mayor Woolstenhulme** entertained a motion. **Councilmember Smart** made a motion to
151 approve the purchase and use of the Square POS system in food sales at the rodeo and future
152 events. **Councilmember Frazier** seconded the motion. All in favor
153

154 7. Mayors Report

155 -**Water Operator Dallas Hansen** will be attending the rural water conference in St George for
156 some cross connection certification. **Mayor Woolstenhulme** feels it would be a good idea for
157 someone from City Council to attend next year.

158 -**Lewis Young** is a financial advisor for many cities. The city has asked them for a contract for a
159 proposal to be the city's financial advisor.

- 160 • Studies for impact fees
- 161 • Studies for what rates should be

162 -Attended a COG meeting that had a presentation by Jeff Jones on demographic analysis. He has
163 been invited to the next work session in March.

164 -Current issues between Park City Fire District and North Summit Fire District. Also, some
165 changes that need to occur with the South Summit Fire District and EMS services.

166 -Rodeo Facility improvements – Bleacher concerns – How to make things safer. **Councilmember**
167 **Wilmoth** will work with Public Works Director Kendell Staples and come up with a proposal.
168 -Lease with Kelly Edwards is up next month. Had a meeting with him and he understands
169 everything. The city has extended the agreement until the first of April, and he needs to come
170 back with what he thinks will be a good solution. Kelly Edwards is also excited about the river
171 project and **Councilmember Smart** will reach out to him with the information that he has on the
172 project thus far.
173 -Rodeo Committee will decide what gifts sponsors get. The city is thinking about doing their own
174 merchandise. **Mayor Woolstenhulme** wanted feedback on if City Council feels the city should
175 have their own merchandise and sell it at the rodeo and Bolt Ranch.

- 176 • **Councilmember Kimber** commented that it would be good for the city for the
177 revenue and for the brand.
- 178 • **Councilmember Smart** shared a comment from Brandon Bates who thinks it is a
179 good idea. Brandon Bates said he would shop it because he would probably get
180 the best deal.
- 181 • **Councilmember Neff** commented that he liked the idea. Capitalize on it, great
182 marketing.
- 183 • **Councilmember Frazier** commented that if someone else will be doing the
184 selling so that the city isn't trying to sell it themselves then he is for it.
- 185 • **Councilmember Wilmoth** commented that it would be a good idea because of
186 the amount of people asking where to buy merchandise at the rodeo last year.
- 187 • **Councilmember Smart** commented that Rodeo Committee might be interested
188 in using some of the city merchandise for their sponsor gifts rather than a
189 cutting board. A cutting board does nothing for the city brand.
- 190 • **Recorder Rydalch** doesn't have many concerns since there would be a
191 partnership with Bolt Ranch. Staff is positive about this because of how many
192 people inquire about merchandise at the ticket office. Missing an opportunity to
193 capture revenue for the city.

194 -Young Guns Rodeo would like to utilize the city's facilities to host their event July 20th thru the
195 23rd. Charge them a base fee of \$2500 plus the cost of certain employees and lights. If interest in
196 concessions it could be rented or operated by them, if they do food trucks there could be a
197 revenue share.

- 198 • **Recorder Rydalch** clarified \$2500 plus rental fee on stalls, RV, and campsites.

200 8. Budget/Tax Revenue Discussion


201 **Mayor Woolstenhulme** shared some research he has been doing regarding Property Tax
202 Valuation and Rate History.

203
204 **Councilmember Neff** asked if there is a maximum on what the tax rate can be. **Mayor**
205 **Woolstenhulme** said there is no limit. He has done a comparison on what surrounding cities are
206 assessing and Henefer is the only city in the county that has a tax rate lower than Oakley City.

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9. Adjournment

Approval is to form this 20 day of October, 2022



Zane Woolstenhulme, Mayor



Amy Rydalch, City Recorder