



MINUTES
Oakley City Council
Regular Meeting 6:00 PM

October 27, 2021
Zoom Meeting Platform
Meeting ID 820 258 4629
Passcode 777869
Anchor Location: 960 West Center Street, Oakley UT

In Attendance:

City Administration: Mayor Wade Woolstenhulme, Joe Frazier, Kelly Kimber, Dave Neff, Tom Smart (via zoom). Planning Commission Chair Zane Woolstenhulme.

Absent: Council Member Steve Wilmoth

City Staff: City Recorder, Amy Rydalch; City Planner, Stephanie Woolstenhulme; Water Operator, Dallas Hansen; Public Works Director, Kendell Staples

Others/Public in Attendance: Clayton Page (Zoom), Deb Sheldon (Zoom), Stan Tinkler

1. **Mayor Woolstenhulme** Opened the meeting. The invocation was offered by **Councilmember Frazier**. **Councilmember Neff** led the Pledge of Allegiance.
2. **Public Comment for Items not listed on the agenda:**
NONE.
3. **CDBG Grant Discussion – Councilmember Frazier** reported to Council that he attended a required meeting for any entity potentially interested in applying for CDBG monies (Community Development Block Grant). He explained that this is an annual grant of federal monies that is made available through the State to eligible projects. This is money to be used for sewer, water, roads, and ADA compatibility. To qualify, cities or the beneficiaries of the monies must be in a certain median income range. Oakley City does not qualify because the median income within the city at large is too high. However, it is possible to designate a project that benefits only an area of the city and consider the median income specific to that area for median income

42 qualifications. **Councilmember Frazier** illustrated this by stating that an overall project such as
43 our new well would not qualify as it serves the entire city, but that a small section of sewer line
44 expansion or repair that serves a smaller section of the city may qualify as it serves a very
45 specific area. **Councilmember Frazier** believes that the Pinion Bridge project may qualify under
46 these parameters. The maximum that can be applied for annually is \$350,000 which may not be
47 enough to complete the Pinion project. He asked for input from the Council.

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49 **Mayor Woolstenhulme** asked about the cost of the income study. **Councilmember Frazier**
50 stated that Mountainlands (MAG) would facilitate the study and because of the city's
51 membership in MAG there is no cost incurred by the city. **Councilmember Frazier** stated that if
52 the Council wants to move forward the city needs to hold a public hearing this month that is
53 separate from a regular City Council meeting to receive ideas for projects from the public. If a
54 project is designated, the income study must be completed by January 1st.

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56 **Mayor Woolstenhulme and other Councilmembers** expressed general sentiment to move
57 forward with the process. **Councilmember Neff** asked what the estimate was for the Pinion
58 Bridge replacement. **City Recorder Rydalch** stated that the estimate was approximately \$1.2
59 million but it was only an estimate. **Mayor Woolstenhulme** asked about whether MAG would
60 assist the city in the application process and **Councilmember Frazier** stated that Yes, MAG would
61 be assisting with the application through the entire process.

62
63 **Councilmember Neff** asked if roads within the city may qualify for these monies as well.
64 **Councilmember Frazier** stated that it was a possibility. General discussion regarding areas
65 within the city that may or may not qualify. **Water Operator Hansen** suggested that North
66 Bench Farms road resurfacing would be a possible project to consider.

67
68 Discussion regarding holding a public hearing and noticing requirements. It was decided that the
69 city would move forward toward application and hold the public hearing on November 10th,
70 2021, to be scheduled after the regularly held City Council meeting.

71 72 **4. Financing Plan Approval – Purchase of Snow-Plow Truck (Freightliner)**

73 **Mayor Woolstenhulme** reviewed the financing plan for the purchase of the Freightliner Truck
74 and related equipment. **Recorder Rydalch** stated that the financing plan for the Freightliner and
75 related equipment is being financed through Mercedes Benz Financial Services. The amount
76 being financed is \$152,924 in equal installments over 48 months at a rate of 4.26%. General
77 discussion regarding the financing and option of paying cash or borrowing against current city
78 funds.

79
80 **Councilmember Neff** made a motion to approve the financing plan with Mercedes Benz Financial
81 Services for the purchase of the Freightliner Truck and related snow-removal equipment financed over
82 48 months at the quoted rate of 4.26%. **Councilmember Kimber** seconded the motion. All voted in
83 favor. **Motion Carries. Financing Approved.**

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5. Facility Benevolence Requests:

a. Division of Wildlife &USFS & Summit County Sheriff

Recorder Rydalch informed the Council that the city received a request by the Division of Wildlife and the Summit County Sherriff to hold a “mounted” tactical training in the Oakley Indoor Arena for one week in either March or April. The training would require the full use of the indoor arena from 8:00 AM -4:00 PM. Because this booking is more than 4 hours the city event rate applies. The daily event pricing is \$500. The Summit County Sherriff is asking for a reduced rate of \$250 per day as a goodwill gesture.

General Discussion regarding the time frame and the impact on open riding during that time of year. March is busiest time of year for the indoor arena during open riding.

Councilmember Neff made a motion to offer the indoor arena to the Division of Wildlife and the Sheriff’s office for \$250 per day for a training event to be held during one week in April or later.

Councilmember Frazier seconded the motion. All voted in favor. **Motion Carries.**

b. Bingo for Babies – Fundraiser

Recorder Rydalch presented the request for a donation of the rental fee for the Red Barn to hold an event to raise money toward the medical expenses of Shaleigh Peterson, daughter of Ray Peterson, who is the mother of a very premature baby. The request is for the weekend of November 19th.

Councilmember Frazier made a motion to allow the use of the Red Barn for the event “Bingo for Babies” for a cleaning fee of \$50 and the refundable security deposit. **Councilmember Neff** seconded the motion. All voted in favor. **Motion Carries.**

6. Possible Extension of Building & Development Moratorium 2021-06

Mayor Woolstenhulme summarized the purpose behind the current moratorium and the expectation that the development of the new well would have been further along by the expiration date of existing moratorium. **Mayor Woolstenhulme** referenced the letter received by Aqua Engineering expressing a recommendation to extend the current moratorium. He asked Water Operator Hansen to address the Council.

Operator Hansen summarized the water usage savings summer over summer and the importance of needing to maintain this momentum for next watering season as the new well will not be producing until fall/winter 2022. **Operator Hansen** further summarized his operation of switching valves multiple times at night at the Cottonwood Springs and Humbug Well to maintain ample chlorination contact time, adequate storage, and distribution throughout the summer months. He believes that by adding additional new connections to the system before the new well is in production may render his efforts to keep the city with water supply

126 ineffectual. He believes that there is not enough current water production in summer months
127 to serve additional usage. He further pointed out the potential for further delays in the new
128 well time frame and believes the responsible approach is to keep the moratorium in place until
129 there is an assurance that the new well can produce ample water.

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131 **Councilmember Smart** asked about keeping a restriction in for water hook-ups but not for a
132 building restriction hence allowing some building to commence?

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134 **Operator Hansen** stated that this will cause issues with construction financing as most lenders
135 require there to be proof of water onsite for fire protection and later for service.

136

137 **Councilmember Smart** indicated that proof of access to culinary water is required for
138 certificates of occupancy, but the city could still allow for the building to take place and then
139 hold the certificate of occupancy until the new well comes online.

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141 **Operator Hansen** advised that this scenario implies that drilling will be timely and successful.
142 He stated that while he hopes this is the case it is "best case scenario" and the well may not be
143 online next fall if there are any complications. He would feel more secure in holding the
144 moratorium until water production is known. He stated that we already have difficulty managing
145 supply for the homes that are already connected during our peak months.

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147 **Mayor Woolstenhulme** asked City Planner Woolstenhulme for the number of homes that are
148 currently under construction that will be coming online this year. The number of new homes
149 were three plus the Newport Academy that will be back online during peak time in 2022.

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151 **Recorder Rydalch** reported that according to the Master Building Permit register there was the
152 potential for approximately 4-5 homes/buildings coming online in the next watering season.
153 This does not include increased usage from the newly opened Newport Academy.

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155 **Councilmember Kimber** stated that he would like to explore options that could potentially
156 meet both the City's need to conserve water and to allow for the issuance of building permits.

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158 General discussion of allowing building of homes but limiting landscaping and continued water
159 restrictions.

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161 **Operator Hansen** expressed concern that even with restrictions the City currently dips below
162 the state reserve requirement for fire protection during peak months and recovery of the tanks
163 is not always possible.

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165 **Mayor Woolstenhulme** recommended to the Council that they consider keeping the current
166 development moratorium in place for the next six months until more is known about the status
167 of the new well development.

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Councilmember Smart echoed Councilmember Kimber’s sentiments regarding allowing building but not allowing landscaping. He is concerned that this is too restrictive as most homes take nearly a year or more to be completed and it is likely by that time the new well will be in the system.

Recorder Rydalch stated that she and City Planner Woolstenhulme have been trying to find a solution such as the suggestions made by Councilmembers Smart and Kimber, but it becomes problematic for the City when a building permit is issued because of the fire protection requirement. If the City is not allowing a connection or extension of the water line, there is no way to guarantee that they have fire protection during the build. If the council wants to consider this option, they need to revise the moratorium to exclude extensions of water lines to allow for hydrants etc. for fire protection for new builds.

Discussion of allowing for extension of water lines for fire protection. Concerns expressed over how to police or control illegal connections to the water system. Additional concerns over construction loan financing and delaying a patron’s certificate of occupancy because they don’t have access to culinary water.

City Planner Woolstenhulme stated that if they allow certain permits to be issued, she recommends a hard number of permits to be issued after which the moratorium becomes effective again. Permits should be awarded on a first come first serve basis. She stated that she has allowed interested parties to submit plans for review, accepted supporting documentation, etc. so that when the moratorium expires the permits will be ready to be issued. To date only one party has submitted all the required documentation and is patiently waiting for the moratorium to expire. She expressed a desire to find a compromise if possible.

Recorder Rydalch stated that Aqua Engineering has advised that the moratorium on development, water restrictions, conservation rate structure, etc. are all looked upon favorably by financing entities and will assist in our applications for funding of the new well.

Councilmember Kimber asked Operator Hansen to confirm that the city does not have enough water to presently allow for development. **Operator Hansen** confirmed that the city does not have enough water in our summer months.

Councilmember Frazier made a motion to approve the extension of Ordinance 2021-06 Building and Development on Moratorium indefinitely. **Councilmember Neff** seconded the motion.

Councilmember Smart – Aye Councilmember Frazier - Aye
Councilmember Neff - Aye Councilmember Kimber – Aye

Ordinance 2021-06 Extension Adopted.

210 **7. Arena Open Riding Night**

211 **Mayor Woolstenhulme** presented the idea of having an evening available to the public at the
212 Oakley Indoor Arena that allows for Roping and Steer Wrestling practice. The city would lease
213 the cattle for roping and provide necessary labor to allow for members of the public to have
214 access to the arena during evening hours. He believes that the public is having difficulty
215 accessing the arena for an open riding time because of the demand for private rentals in the
216 evening. He suggests charging both a drop-in fee and annual pass options. Fees need to be
217 enough to cover what the cattle, labor, and lost rental revenue for the evening.

218

219 **Public Works Director Staples** reviewed the anticipated costs of the cattle, labor, and rental
220 revenue loss. He proposed the Council consider charging a separate annual pass for the
221 ropers/steer wrestlers. His recommended \$35.00 for drop-in roping, \$600 for an annual pass or
222 the open roping/wrestling night, and \$15-\$20 per evening for those that bring their own cattle.

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224 General discussion of what the labor involved would look like. Overtime was not anticipated.
225 Roman Collins, the arena manager, would oversee the evening. Suggestion that the high school
226 rodeo help with running chutes etc. because of the free use of our facility for their practice and
227 event. Continued discussion of the potential to move into regular jackpot nights and revenue
228 sharing with the city.

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230 **Councilmember Frazier** made a motion to approve the open riding evening for roping and steer
231 wrestling with associated fees of \$35 drop-in, \$600 for an annual pass, and \$15 drop-in for those that
232 bring personal cattle. Personal cattle must be well-mannered. Individuals wishing to participate will sign
233 a waiver and agree to all arena rules. **Councilmember Neff** seconded the motion. All voted in favor.

234 **Motion Passes.**

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236 **8. Regular City Business**

237 **a. Approval of the Invoice Register (Payables) 10-6-2021 thru 10-26-2021**

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239 **Councilmember Frazier** made a motion to approve the invoice register 10-6-2021 thru 10-26-2021.

240 **Councilmember Kimber** seconded the motion. All voted in favor. **Approved**

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242 **b. Councilmember Items/Reports**

243 **Mayor Woolstenhulme** reported on the speed monitoring signs that were placed on New Lane
244 and North Bench. The data for New Lane clocked 23,194 vehicles from 9-24 to 10-21. The
245 average speed was 36.1 MPH. 50% of vehicles were going 37 mph and maximum speed was 50
246 mph. The North Bench machine was having difficulty collecting data and is unavailable. The
247 mayor is having the monitors moved to different locations along New Lane and Millrace to
248 collect additional data.

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250 **Councilmember Smart** thanked Public Works staff, Dallas and Kendell for their work on the
251 enormous burn pile located on the Steve Wheelwright property. **Recorder Rydalch** mentioned

252 that the office received a call from a very appreciative member of the public for their
253 responsible management onsite.

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255 **Councilmember Neff** reported the RAP Tax Grant interview for the city is scheduled for Monday.

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257 **Mayor Woolstenhulme** informed the Council of the addition of a large door on the south side of
258 the indoor arena. This will allow winter access on the South end of the arena for horses and will
259 keep horses from the icy area to the north of the arena. Staff is making progress on a shop area.

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261 **c. Recorder/Staff Items**

262 **Recorder Rydalch** reminded Council that their only meeting in November is scheduled for
263 November 10th which will also be the night of the election canvass and the CDGB grant hearing.

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265 She asked how Council would like to handle the December meetings. It was decided that the
266 Christmas lighting will be considered the first City Council meeting in December. The second will
267 be scheduled in the third week of December.

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269 Discussion regarding the City Christmas Lighting. It is scheduled in conjunction with the
270 Christmas Boutique at the Cattlemen's Hall to draw out more people. It will be held on Friday
271 December 3rd. Santa will arrive via horse-drawn carriage, (Mayor to work with High-Star and Jim
272 Mitchel for use of their team and wagon). The city will have pictures with Santa at City Hall and
273 offer wagon rides from our east parking lot area. Tristin is speaking with the Civic Club about
274 hosting reindeer games on the lawn area of Cattlemen's Hall from 3:00-5:00.

275
276 **Mayor Woolstenhulme** asked about the process for a new councilmember should
277 Councilmember Frazier be elected as the new mayor. **Recorder Rydalch** stated that the new
278 Council to be seeded in January 2022 would go through the process of appointing a new
279 councilmember at large. She clarified that it does not have to be the next ranked vote receiver
280 from the 2022 general election for City Council. It can be any qualified resident of Oakley City.

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282 **Mayor Woolstenhulme** wished everyone well with the election and thanked the City's staff for
283 all they have done on behalf of the city.

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285 Councilmember Frazier made a motion to adjourn the meeting.

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287 Approval is to form this 10th day of November, 2020

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Wade Woolstenhulme, Mayor


Amy Rydalch, City Recorder