



**MINUTES
Oakley City Council
Regular Meeting 7:00 PM**

April 27, 2022

Anchor Location: 960 West Center Street, Oakley UT

In Attendance:

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

City Staff: City Recorder, Amy Rydalch; Public Works Director, Kendell Staples.

Others in Attendance: Kelly Edwards, Jay Tinkler (Members of the Public).

1. **Mayor Woolstenhulme** Opened the meeting. Councilmember Neff offered the invocation.
Councilmember Frazier led the Pledge of Allegiance.

2. PUBLIC COMMENT FOR ITEMS NOT LISTED ON THE AGENDA:

NONE

3. APPROVAL OF THE CONSENT CALENDAR:

- a. **Invoice Register: March 23rd – April 26th**
- b. **Monthly Financial Report**
- c. **Approval/Ratification of City Contracts- Sound Engineer**
- d. **Appointment of Councilmembers Frazier & Neff for Renewable Energy Board**
- e. **Approval of Surplus Property Resolution 2022-02**
- f. **Appointment of Kathryn McMullin- Emergency Response Coordinator for Oakley City**
- g. **Water Restrictions for 2022 watering season (Resolution 2022-03)**

Councilmember Frazier asked for clarification on the Sound Engineer contract. General discussion and explanation offered by the **Mayor and Councilmember Smart** regarding the separation of the Sound engineer from the Atkinson Sound contract. Hoyt Atkinson is on board with the change and the Atkinson contract will be amended. The separation will allow Hoyt to focus just on the sound quality and not be concerned with the music and interplay with the announcer etc.

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43 **Mayor Woolstenhulme** asked for any objections or additions to the calendar. **Receiving none,**
44 **Councilmember Smart** motioned to approve the Consent Calendar. **Councilmember Neff** seconded the
45 motion. All voted in favor. **Consent Calendar Items approved.**
46

47 **4. RAELENE BLOCKER – CANDIDATE FOR STATE HOUSE DISTRICT #4**

48 **Mayor Woolstenhulme** introduced Ms. Blocker and asked her to introduce herself to the Council.
49 **Ms. Blocker** joined the meeting via the Zoom meeting platform. She expressed her appreciation
50 for the Council's time. She expressed her interest in running for office stems primarily from an
51 interest in education and wanting to bring people together. She supports local control, law
52 enforcement, family, and family values. Her website is raeleneblocker.com
53

54 **5. TRAFFIC/PUBLIC SAFETY DISCUSSION**

55 **Mayor Woolstenhulme** asked for Councilmembers thoughts on the ongoing traffic and public
56 safety discussion.
57

58 **Councilmember Neff** stated that he would like to look more closely at Roundabouts as a speed
59 control measure as well as additional speed bumps. He does not feel that signage and traffic
60 patrol would be enough.
61

62 **Councilmember Frazier** reiterated an interest in pursuing the traffic patrol but stated that it had
63 to be more than a token effort, at least multiple times a month and random locations within the
64 City. He would like to consider sharing an officer with Kamas City. He is concerned about the cost
65 of roundabouts– more than \$125,000 and acquiring enough Right of Way to construct a structure
66 that is sufficient in size to be impactful.
67

68 **Councilmember Kimber** agrees with the other Councilmembers statements. He places
69 confidence in the speed bump idea based upon results along North Bench Road and the
70 reduction in complaints received by the City. He expressed interest in photo-cop but is aware
71 that there may be legal issues around that idea. Feels compelled that the City needs to do
72 something.
73

74 **Jay Tinkler, Member of the Public** was acknowledged by the Mayor. **Mr. Tinkler** stated that his
75 observation as a resident on North Bench Road is that the speed bumps have been very
76 successful.
77

78 **Councilmember Smart** asked if larger speed bumps would be easier on the snowplows and would
79 still like to entertain this idea if a solution for the plows can be sorted out. He is concerned about
80 the money needed for an impactful roundabout. He would like the Council to consider extending
81 the walking trail along New Lane to get pedestrian traffic off the road. He suggested there may
82 be money available through a state grant for this type of improvement. The TAP grant through
83 the state would need the City Engineer's input for the application.

Mayor Woolstenhulme stated that he reached out to Derrick Radke, the Summit County Public Works Director and it was discussed that the traffic issues are throughout the County. Mr. Radke directed the Mayor and Council to the County's website that lists several options for speed mitigation i.e., creation of a meandering road, lane dividers, roundabouts, etc.

Mayor Woolstenhulme made a recommendation to the Council that the City collect data on several options and invite the public to discuss the findings. He would like to be deliberate in how to move forward in addressing the traffic/speed issues. He emphasized that indirectly the development of the City Center could help improve the traffic on New Lane "if" there was a reason for traffic to come through the City.

General discussion regarding the area for stewardship for this item. Council determined this item best fits under infrastructure needs at present. Special consideration was given to how pleased **Councilmember Wilmoth** would be to have additional assignments.

Further discussion regarding the walking path along New Lane and that this is a good item for further consideration.

6. BUDGET ITEMS FOR CONSIDERATION FY 2023

Mayor Woolstenhulme asked members of the Council for specific items that they would like to see included in the 2023 budget. He reminded the Council that they would be passing the new budget before the end of June. Councilmembers are to get their "wish list" to City Recorder by the end of May.

Councilmember Smart asked about budgeting a sinking fund for the Rodeo to set aside funds for a capital improvement project in the future such as stadium seating or three-phase power.

Councilmember Kimber suggested a capital improvement expenditure for water/sewer maintenance and road improvements. Additionally, the recent training Councilmember Kimber attended at the ULCT annual conference was very helpful. He would like to see more funds allocated to this type of training.

Councilmember Frazier very concerned about roads and needing more money for repairs. Also very concerned about bridge repair and is hopeful the federal infrastructure bill will provide funding.

Councilmember Neff believes focus needs to be infrastructure related- the new well, roads, water/sewer. A second area of consideration would be completion of the recreation complex projects. Concerned about needing some funds regarding development related costs with the City Center development.

126 **Mayor Woolstenhulme** asked the Council to review their financial report from the consent
127 calendar. He discussed the fund balances in the general fund, how much is pledged toward road
128 improvements, money in the capital improvement fund, and the status of the enterprise funds.

129
130 General discussion regarding the status of the utility funds and how with the current rate
131 structure the City is barely covering basic operation but does not have funds for significant
132 maintenance, major repairs, or improvements. Discussion regarding sinking funds, repair, and
133 replacement funds etc. for future budget planning in these enterprise funds.

134 135 **7. CITY COUNCIL ORDINANCE & PROJECT DISCUSSION**

136 **Mayor Woolstenhulme** asked for input from the Council for ordinances or policies that they
137 would like to consider.

138 **Councilmember ideas:**

- 139 • **Noise Ordinance**
- 140 • **Alcohol Sales Policy/Ordinance**
- 141 • **Credit Card Policy**
- 142 • **Historical Preservation Ordinance**
- 143 • **Dark Sky Ordinance**
- 144 • **Fraud Assessment Policy Additions**
- 145 • **Nightly Rental**
- 146 • **Water/Sewer Regulations**
- 147 • **Non-Profit Organization – Use of City Facilities (City Attorney Recommend)**
- 148 • **Disposition and Sale of City Property – outdated (City Attorney Recommend)**
- 149 • **Code Enforcement (City Attorney Recommend)**
- 150 • **Cannabis Dispensary Sales Ordinance**
- 151 • **Committee Ordinance**

152 Councilmembers should bring additional items to the City Recorder for future consideration.

153 **8. FEE SCHEDULE – CONTINUED DISCUSSION**

154 **Mayor Woolstenhulme** asked **Recorder Rydalch** to review the items staff is seeking input from
155 Council for revisions to the fee schedule.

156 Staff is asking for additions/changes to the following:

- 157 • Business License requirements for rental units - \$50/unit
- 158 • Business License renewal raised to \$50 (same as for new licenses)
- 159 • Rodeo per Ticket fees – a range of \$1.00-\$10.00 to allow for flexibility in
160 negotiating for specific events to cover city costs.
- 161 • Language that defines who pays \$2500 full event rental and who qualifies for
162 the a-la-carte pricing. Possibly define a-la-carte based upon the number of

participants. Need a trigger point for the \$2500 fee. A-la-carte also needs clarification on whether outdoor arena rental includes bathroom facilities of indoor arena. **Mayor Woolstenhulme** asked Recorder Rydalch to work with staff on recommendations for this section of the schedule and bring back to Council.

- Practice Season on fields changed to 180 days
- Parking space vehicle rentals are privately negotiated but may need to develop a consistent policy. **Council** would like to revisit this and draft a more formal policy. General discussion that there is a need for this type of service as there is very little light industrial zoning. Possibly consider \$50 for first car and \$25 for additional vehicles.
- Campground would like to eliminate monthly camping and leave it as nightly rental and limit to 14 days per 30 days.
- RV monthly rent of \$750 and a \$500 security deposit. Consistent rate for full calendar year.

Councilmember Smart brought up the sewer dump fee and asked if we were capturing our fees. Staff indicated that it is on the honor system. There is an onsite payment box as well as a QR code for online payment. It's \$10/dump. Discussion of placing camera at location.

Recorder Rydalch will bring a resolution to Council with some of the proposed changes agreed upon this evening and will forward more specific proposals regarding designated items in future work sessions.

9. MAYOR REPORT

Capital Improvements for Rodeo- Public Works staff will be constructing the structure for the Jumbotron and large sponsorship signage area. The structure for the jumbotron will be over the west side bleachers. In addition, they have worked out the power needs for this production and will be bringing in generators with 3-phase power capabilities for this year's rodeo production.

Well Update: Aqua Engineering/Lewis Young- Mayor is meeting in the morning for an update with the USDA funding. In addition, Lewis Young is putting together a proposal to perform a formal rate study of the City utilities. Proposal will be brought to Council in the next few weeks.

10. COUNCILMEMBER REPORTS:

Councilmember Neff: Needs a clear understanding of the well development. Is receiving several inquiries from the public regarding the status of the well. Suggested that the City put out formal communication. It was decided that formal communication would come when drilling company was scheduled.

Councilmember Frazier reported on the Celebration theme "From Sea to Shining Sea." Parade Committee is moving forward with their plans. Discussion of individuals who would like to be involved in Celebration planning.

Councilmember Kimber reported on his attendance of the Utah League of Cities and Towns in St. George. Would like to create a community ethics committee to address any ethics complaints. Interested in attracting and promoting remote employment opportunities in Oakley. Reported on needing to utilize members of ULCT as a resource. Mayor of Provo (Kafusi) is our resource liaison and is willing and awaiting a list of areas that they could assist the Council with.

Councilmember Smart reported on the ongoing sponsorship of the 2022 rodeo and the addition of several new sponsors. He informed the council of the sponsorship with OTW barricades and the 50% discount given to the city for the purchase of barricades. The barricades will include signage for the City and the rodeo as part of OTW's sponsorship. **Councilmember Smart** reported on the addition of bleacher wraps for sponsorship signage at the rodeo and expressed a need for more volunteer help in getting these installed prior to the rodeo.

Mayor Woolstenhulme suggested reaching out to local youth organizations for help in getting the facilities ready prior to the rodeo.

11. STAFF ITEMS

City Recorder Rydalch reported that she will be absent at the next City Council meeting, but that City Treasurer Leavitt will facilitate the meeting.

Asked that Councilmembers schedule time ahead to meet with Recorder Rydalch so that she can schedule more focused time.

Event Proposal for a longer term (year-round) commitment for a weekly rental. Would like City Council to review and give direction. **Council** determined that they would allow it on a trial basis and allow up to 1X a month.

12. ADJOURNMENT

Approval is to form this 25 day of May, 2022


Zane Woolstenhulme, Mayor


Amy Rydalch, City Recorder