



## MINUTES

November 8, 2023

Oakley City Council  
Regular Session 7:00 PM  
Oakley City Hall

Zoom Meeting Platform  
Meeting ID 820 258 4629  
Anchor Location: 960 West Center Street, Oakley UT 84055

### In Attendance:

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

City Staff and Board Members: City Recorder, Amy Rydalch; City Planner, Stephanie Woolstenhulme; Planning Commissioner, Doug Evans.

Members of the Public (In Person): Chris Hansen, Christy Atkinson, Wade Woolstenhulme, Ryan Gowdy, Carl Rochmann, Amy Fiedler. (Via Zoom): Kathy Lee Jones, Shad Sorensen, "owner," "cory," "Sorensen," Krista Kelley, Brandon Livingston.

### 1. Mayor Woolstenhulme Opened the meeting.

- Invocation: **Mayor Woolstenhulme**
- Pledge of Allegiance: **City Recorder Rydalch**

### 2. CONSENT CALENDAR:

- a. Invoice Register
- b. Minutes
- c. YTD Operating Budget Report
- d. 2024 Meeting Schedule
- e. 2024 PTO – Holiday Schedule

**Councilmember Smart** motioned to approve the consent calendar. **Councilmember Wilmoth** seconded the motion. No further discussion. All voted in favor. **Consent Calendar approved.**

**3. PUBLIC COMMENT: This is an opportunity for the Public to address the City Council with items that are not listed on the agenda. Comments may be limited to 3 minutes.**

**Carl Rochmann, 4684 N State Road 32, Oakley UT:** Mr. Roehmann stated that he had some comments regarding the new well but noticed that it was a topic of discussion later on the agenda and asked to delay his comment until after that agenda item. He then asked the Council if they had any information they would be willing to share regarding a road/highway that was planned as an extension of Millrace Road through the center of the Kamas Valley. **Members of Council** responded that they had no direct knowledge of that information. **The Mayor** added that the City has not been approached in any capacity regarding the imminent development of such a highway. **Mr. Rochmann** then inquired about the City Center development and asked for more detailed information. **Mayor Woolstenhulme** suggested that a more appropriate avenue for his inquiry would be for him to reach out to the City Planner.

No further comments were received.

**4. PUBLIC HEARING: BELLY ACRES SUBDIVISION FINAL PLAT -POSSIBLE ACTION**

**Mayor Woolstenhulme** asked **City Planner S. Woolstenhulme** to present the plat for the Belly Acres Subdivision. **Planner S. Woolstenhulme** presented the changes to the Belly Acres subdivision by explaining that the changes were being made to address estate planning within the Sorensen family and not for imminent development. Three additional lots are being platted to aid in the division of assets. She reviewed with the Council the process for vacating and adding lots to a subdivision, presented the recommended conditions from the Planning Commission and addressed questions regarding drainage and road alignment.

**Mayor Woolstenhulme** opened the hearing for public comment:

**None Received.**

**Mayor Woolstenhulme** closed the public hearing.

**Upon no further discussion amongst Council members, Mayor Woolstenhulme** asked for a formal motion.

**Councilmember Smart** motioned to formally approve the final plat for the Belly Acres Subdivision with the recommended conditions included in the staff report and as presented. **Councilmember Neff** seconded the motion. No further discussion. All voted in favor. **Final Plat Approved.**

83 5. CONSIDERATION OF ORDINANCE 2023-04 WITHDRAWAL OF ORDINANCES 2021-06 AND  
84 2021.06.5 MORATORIUM ON BUILDING PERMITS WITH NEW CONNECTIONS OR EXTENSIONS  
85 OF THE CITY CULINARY WATER SYSTEM. (POSSIBLE ACTION)  
86

87 **Mayor Woolstenhulme** presents a proposal to the Council to consider terminating the  
88 moratorium on building permits that have been in place with the caveat that the restriction on  
89 new landscaping remain in place until water from the new well is in the system.  
90

91 **The Mayor** stated that he has spoken with the **City Water Operator Dallas Hansen** regarding  
92 this consideration and **Operator D. Hansen** would prefer that the moratorium not be lifted until  
93 Phase II of the construction was underway. Phase II was clarified to be the buildout of the well-  
94 house and related piping and instrumentation.  
95

96 **The Mayor** then asked **Planning Commissioner and Water Specialist, Doug Evans** to address the  
97 Council. **Commissioner Evans** spoke about his involvement with the well and development  
98 team. He stated that the moratorium has been in place for two and a half years and the City has  
99 hurdled the three main scenarios that could go wrong in well development. The City has  
100 secured financing, the drilling has been successful, and the water quality is excellent. The  
101 engineering team feels confident that bidding documents will be ready to go to bid shortly for  
102 Phase II. The only unknown is the timing of the USDA with their approvals and the bid numbers  
103 for Phase II. He discussed that the City needs to begin collecting revenue on building permits  
104 and water related services to pay for interest payments on the interim financing. In his opinion,  
105 the City is in a good position to lift the moratorium.  
106

107 **Councilmember Wilmoth** acknowledged the points **Commissioner Evans** made to Council but  
108 expressed concern that with his experience in the construction industry he would be more  
109 comfortable lifting the moratorium after the second phase contract was in place. He expressed  
110 further concern about lifting the moratorium and then there being a delay in the second phase  
111 of construction which required outdoor watering restrictions for the community but at the same  
112 time the City is allowing new building to occur.  
113

114 **Mayor Woolstenhulme** addressed the water connections that are currently awaiting the lifting  
115 of the moratorium. There are two that will connect as soon as the moratorium is lifted and  
116 according to the City Planner approximately 1-2 building permit applications awaiting the lifting  
117 of the moratorium for single family homes. He states that there is not a significant backlog or  
118 demand for building permits at this time. **City Recorder Rydalch** confirmed that there is one  
119 permit awaiting issuance based upon the lifting of the moratorium.  
120

121 **Councilmember Smart** motioned to withdraw the moratorium on building permits requiring a  
122 connection or extension of the culinary water and approve Ordinance 2023-04 keeping in place the  
123 restriction on new landscaping until the new well water is in the system. **Councilmember Neff** seconded  
124 the motion.

Further Discussion:

Questions regarding landscaping that has been installed in the last couple of years despite the moratorium. It was clarified that the two properties that were identified as possibly being out of compliance with this requirement were properties that were issued building permits prior to the adoption of the moratorium.

**Mayor Woolstenhulme called for a vote:**

**Ayes: Councilmember Smart, Councilmember Neff, Councilmember Frazier**

**Nay: Councilmember Wilmoth**

**Absent: Councilmember Kimber**

**Motion passes. Ordinance 2023-04 Formal Withdrawal of Moratorium 2021-06 and 2021-06.5**

**6. AGRICULTURAL/WINTER WATER OVERAGE POLICY DISCUSSION (POSSIBLE ACTION):**

**Mayor Woolstenhulme** summarized the historical agricultural winter water overage policy. Historically, those that reached out to the office for an agricultural waiver and were approved paid the base rate of \$20.00/month for the billing cycles November through April.

He then had staff review data regarding different user groups, the amount of water used by these groups, the impact on water revenues etc.

**Mayor Woolstenhulme** recommended to the Council that based upon these findings, and the redundancy of water supply during these months the City waive overage charges for all users during the winter rate months.

**Councilmember Wilmoth** motions to waive overage charges on culinary water rates for all water connections for the winter billing cycles mid-November through mid-April. **Councilmember Frazier** seconds the motion. All voted in favor. **Winter overages waived for all water connections for winter billing cycle.**

**7. EXTREME BULL EVENT – 2024 CELEBRATION: Rodeo Committee Chair, Wade Woolstenhulme (POSSIBLE ACTION):**

**Chairman W. Woolstenhulme** approached the Council with a proposal to add a fifth night event to the 2024 Oakley Rodeo and Independence Day Celebration. The event would feature top bull riders and be held on the Monday after the Rodeo events. He discussed financial commitment to the stock contractor and PRCA. Council expressed interest particularly since the Stock Contractor. It already be onsite for the Rodeo Celebration and is willing to stay for the extended period.

**Councilmember Frazier** motioned to approve the addition of the Xtreme Bulls event to the 2024 Rodeo and Celebration. **Councilmember Wilmoth** seconded the motion. All voted in favor. **Xtreme Bulls Event Approved.**

## **8. RODEO TICKETING GUIDELINES**

**Recorder Rydalch** presented to the Council a ticketing policy drafted by the Rodeo Secretary, Karylyn Bliss. The ticketing policy was drafted to streamline ticket sales and prevent re-sales as much as possible. She presented a locals only pre-sale, the postponement of online ticket sales to allow for more in-office ticket purchases, and the delayed delivery of digital tickets. Councilmembers were supportive of the proposed policy.

## **9. MAYORS REPORT**

- a. **Christmas Celebration-** reminded the Council of the date and time for the City lighting, Santa's arrival and the lighting setup.
- b. **Date for Canvass of Election** – Need to meet to certify the results of the general election. November 28<sup>th</sup>.
- c. **State of the City Date** – Tentatively Scheduled for January 17<sup>th</sup>.

## **10. COUNCILMEMBER AND STAFF ITEMS:**

- a. **TEXT MY GOV:** **Recorder Rydalch** introduces the Council to the texting app for those that enroll in the service. Able to send notifications regarding water shutoffs, road closures etc.
- b. **Councilmember Frazier** introduces the program Wreaths Across America and Ennis Gibbs involvement. Kenna Frazier and Char Linford are heading up the initiative for Oakley and Peoa Veterans. Encouraged members of the Council to attend the ceremony at the Oakley Cemetery on the first Saturday of December.
- c. **Councilmember Smart** informed Council that the trails from New Lane to Franson Park are complete. Some discussion regarding future grant projects i.e., an amphitheater and pavilion.
- d. **Recorder Rydalch** asked for Councilmembers assistance with the Restaurant Tax Grant and the application that will be turned in on behalf of the Rodeo Committee. There is a need to be very specific and deliberate in what the monies are going to be used for. The award letter will dictate how the money can be spent and is very specific.

At the conclusion of the reports **Mayor Woolstenhulme** asked the Council for a motion to enter a closed session to discuss potential litigation and property issues. Both items for discussion are allowed under the Utah State Code: 52-4-205.

**Councilmember Frazier** motioned to go into closed session. **Councilmember Smart** seconded the motion.

**Roll Call Vote:**

**Councilmember Frazier – Aye**

**Councilmember Neff – Aye**

**Councilmember Smart – Aye**


**Councilmember Wilmoth – Aye**

**8:50 PM Council entered Closed Session.**

**9:07 PM Council Adjourned Meeting.**

Approval is to form this 23<sup>rd</sup> day of April, 2025.

  
Zane Woolstenhulme, Mayor

  
Amy Rydalch, City Recorder