



MINUTES
May 14, 2025

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

Zoom Meeting Platform
Meeting ID 820 258 4629
Passcode 777869

Anchor Location: 960 West Center Street, Oakley UT 84055

In Attendance:

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

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

Other City Administration: Wade Woolstenhulme, Rodeo Chair; Chris Dillman, Rodeo Committee

Members of the Public: In Person: Chris Kartchner & Clinton Watson with BDK Construction Management; Via Zoom: Krista Kelly, Jan Pogue, Joel Feldman with CSL Consulting (Presenter)

1. Mayor Woolstenhulme opened the meeting.

- Invocation: **Councilmember Neff**
- Pledge of Allegiance: **Councilmember Smart**

2. PUBLIC COMMENT:

None Received

3. CONSENT CALENDAR

- a. Minutes
- b. Invoice Register
- c. Surplus Property Designation – Bucking Chutes

42 No discussion regarding the items on the consent calendar.

43
44 **Councilmember Wilmoth** motioned to approve the Consent Calendar. **Councilmember Smart** seconded
45 the motion. All voted in favor. **Consent Calendar items approved.**

46
47 **4. PRESENTATION CSL CONSULTING – Executive Summary of the Oakley Arena Expansion Study:**
48 **Joel Feldman, CSL Consulting:**

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50 **Mayor Woolstenhulme** introduces Joel Feldman from CSL Consulting to give an executive
51 summary of the feasibility study completed this spring. **Mr. Feldman** gave background on CSL
52 and the purpose of the study. He spoke to assessing the potential renovation of the Oakley
53 Rodeo complex. He detailed the methodology used, including interviews with local stakeholders
54 and competitive analysis of over 60 similar event spaces. He discussed the importance and
55 benefit of ongoing reinvestment in the rodeo to maintain market share and attract patrons. He
56 highlighted a regional analysis of the market, including average stay times, points of patron
57 origination, and comparable facilities.

58
59 **Mr. Feldman** then presented some basic recommendations based upon the marketing analysis.
60 These recommendations included expanding the arena to the east, adding restroom facilities,
61 developing a new crowd's nest, premium seating areas, and an elevated platform for VIP seating.
62 He emphasized the importance of maintaining the current seating capacity while adding
63 premium seating to enhance revenue and guest experience. He provided rough cost estimated
64 for the recommended improvements totaling approximately \$5.7 million.

65
66 **Mayor Woolstenhulme** thanked Mr. Feldman for his time and efforts. And stated that the City
67 would be in touch regarding any follow-up questions or clarifications.

68
69 **5. ARENA EXPANSION DISCUSSION: Next Steps**

70 **Mayor Woolstenhulme** turned time over to **Rodeo Chair, Wade Woolstenhulme and**
71 **Committee Member, Chris Dillman** to present the Rodeo Committee's recommendations
72 regarding the arena expansion/improvement project.

73
74 **Mr. Dillman** presented the Rodeo Committee's vision for the facility, emphasizing the
75 importance of maintain the arena's current footprint and increasing seating capacity to 7500
76 seats. Recommended improvements included main walkways at the top of the seating, a tunnel
77 between the indoor and outdoor arenas, and a shade cover on the west side, restroom facilities,
78 concessions, a contestant showering area, and a small storefront on the north side of the arena.
79 Included in the discussion was a new crowd's nest and additional iron fencing on the North side
80 to match the recent addition on the South of the arena.
81

82 **Mayor Woolstenhulme** thanked the Rodeo Committee for their input and then introduced Chris
83 and Clint Watson from BDK Project Management to discuss next steps and their thoughts on the
84 recommended improvements.

85 **Mr. Kartchner** discussed the value of both presentations and spoke to the need to involve a civil
86 engineer and architect in the next steps. He stressed the importance of assessing problematic
87 areas prior to commencing phased construction as this will save the City money and time in the
88 long run. He stated that supporting infrastructure should be the first area of focus and then
89 address needs and design regarding end users, the rodeo production team, patrons, and users.
90 He recommended getting started immediately on a master plan, securing a project manager,
91 getting hard estimates on costs, securing a funding plan so that all is in place to commence
92 phased construction upon immediate conclusion of the 2026 rodeo.

93
94 General discussion with rodeo committee members, city council, and BDK, regarding design
95 elements, cost saving measures, and value of improvements.

96
97 **Mayor Woolstenhulme** asked the Council for their thoughts on the next steps. All present
98 Councilmembers voiced agreement that securing a master plan was in the city's interest. BDK
99 offered to assist the city (without cost) in putting together an RFP for a design team. The
100 Council was in agreement with this approach.

101 102 **6. CELEBRATION/RODEO EVENT ITEMS AS NEEDED:**

103 **a. 2026 Rodeo Ticket Proposal: City Recorder Rydalch** proposed changing the 2026 rodeo 104 ticket sales policy:

- 105 i. Eliminate the general "in-person" requirement for general public sales.
- 106 ii. Limit all ticket orders to 25 tickets per order - including for the locals only sales.
- 107 iii. Limiting ticket purchases to a single credit card or IP address
- 108 iv. Continuation of delayed delivery of tickets – 72 hours
- 109 v. One – Day of "Locals Only" in person sales
- 110 vi. General Public – Internet sales day after "Locals Only" sale date.
- 111 vii. Locals Only – remains Oakley City proper boundaries – property tax notice, city
112 water/sewer bill or proof of mail delivery is required.

113
114 She discussed that staff believe these changes will make the purchase of tickets for
115 resale purposes both in person and online bots more difficult. The elimination of the
116 "in-person" requirement for the General Public sales reduces the inconvenience for our
117 general public and for office staffing.

118
119 **Councilmembers** discussed including Kamas Valley residents in the locals only portion of
120 the ticket sales but ultimately decided to leave the pre-sale to Oakley City proper
121 boundaries as determining the boundaries for the Kamas Valley was problematic and
122 cumbersome. **Councilmembers approved of the ticketing changes for 2026.**

- b. **2025 Rodeo Parking Presentation: City Recorder Rydalch/Public Works Director, Kendell Staples** reported that they met earlier in the week with Cody Bowen, who manages the parking during the rodeo events, and staff to determine ways to improve the parking situation during the rodeo. It was proposed:
- i. Soccer Field #1 be used for all volunteer, vendor, and City officials/staff parking,
 - ii. Corporate Picnic parking will be in reserved areas off of SR 32 and the softball fields and 25-30 spaces on the west side of the parking lot west of the indoor arena.
 - iii. Barricades will be placed in the west parking lot after slack to keep contestants from parking large rigs into the public parking area.
 - iv. Parking Passes will be stamped that the pass does not guarantee a spot.
 - v. Staff to communicate with vendors and production staff (Karylyn), volunteers (Office Staff) for parking in Field #1.
 - vi. Additional signage and caution tape will be necessary.
- c. **City Float: Mayor Woolstenhulme** proposed using Kelly Clegg and his horse drawn carriage to honor past Grand Marshalls as the City Float this year. The idea is to keep it simple and focus on honoring volunteers. **Councilmembers were in agreement but suggesting double checking with Councilmember Kimber. They also concurred that If a City Float is already underway this could be a second entry in the parade to honor the history of the Celebration.**
- d. **City Council Float:** Much to the chagrin of **Councilmember Wilmoth** it was proposed and agreed that the Council would ride in a manure spreader for their entry in the 2025 parade.

7. CLOSED SESSION: Utah State Annotated 52-4-205 to discuss the character, professional competence, or physical or mental health of an individual.


Councilmember Wilmoth motioned to go into closed session. **Councilmember Smart** seconded the motion. Roll Call Vote: Councilmember Neff – Aye, Councilmember Smart – Aye, Councilmember Wilmoth – Aye. Councilmembers Frazier and Kimber were absent.

10:12 PM Council went into closed session.

11:05PM Council Adjourned.

Approval is to form this 28 day of May, 2025.


Zane K. Woolstenhulme, Mayor


Amy Rydalch, City Recorder



CLOSED MEETING AFFIDAVIT

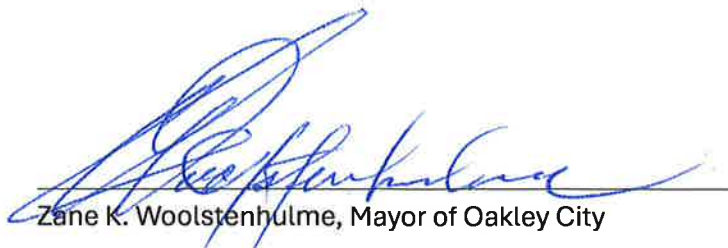
STATE OF UTAH)
)
SUMMIT COUNTY)

Having been duly sworn, comes now Zane Woolstenhulme, who deposes, states, and affirms as follows:

1. I am a duly elected or appointed member of the Oakley City Council or Mayor.
2. A meeting of the City Council of Oakley was held on May 14, 2025.
3. I presided over that City Council meeting.
4. During the course of the meeting, upon affirmative vote of a quorum of the Oakley City Council present, the meeting was closed for the sole purpose of discussing:

“The character, professional competence, or physical or mental health of an individual.”

Further Affiant sayeth naught.


Zane K. Woolstenhulme, Mayor of Oakley City

SUBSCRIBED AND SWORN to before me this 28 day of May, 2025.


Amy Lind Rydatch, Notary Public

