



MINUTES

September 24, 2025

Oakley City Council

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: Joe Frazier, Kelly Kimber; Dave Neff: Via Zoom; Steve Wilmoth – Came late.

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

Other City Administration: City Attorneys, Lisa Baskin and Nate Bracken;

Members of the Public: In Person: Jan Pogue, Kate Sattlemeyer, Chris Watson, Amy Regan. *Via Zoom:* Ipad32, Chris Dillman, Marissa Dillman, Stacy & Susan, Arent, David Darcy.

1. **Mayor Woolstenhulme** opened the meeting.

- Invocation: **Councilmember Kelly Kimber**
- Pledge of Allegiance: **Councilmember Joe Frazier**

2. **PUBLIC COMMENT:**

The portion of the meeting pertaining to public comment was taken from the audio transcript of this meeting utilizing artificial intelligence transcribing services.

Jan Pogue, 1995 W Weber Wild Road, Oakley UT 84055: “Here today because I don’t appreciate the post office being used as leverage for the Steve Smith Development. I went to the Kamas Post Office and I spoke with the Postmaster there and he again reiterated that that was not going to happen as far as

42 our mail. So, I went to the post office today, and I spoke to someone there, and they told me, No way
43 our mail will go to the camas post office. They are already overtaxed. They can't handle additional mail
44 from Oakley. That's not going to happen. No, there's no way that's going to happen. There's too many
45 people around here and the surrounding areas. Post Office play. So, the reason I'm here is because I'm
46 upset about the misinformation that I received at the open house and everybody else who attended at
47 the open house. I'm trying to make an informed have an informed, informed opinion about city center
48 plans, and I honestly still don't know what will happen to our mail or the post office if the plans, the city
49 center plans, do or do not go but I'm asking, I'm requesting, that the city council find out that
50 information as a fact, and. And provide it to the people that live I've had numerous conversations with
51 other people that live here, that think our mail is going. I was told by Kamas, that that is not an option,
52 not a possibility. Do you guys know what is happening to our mail?"

53

54 **Mayor Woolstenhulme** stated that the format for the public comment period was that this was
55 not about answering questions in the meeting but getting information to take under
56 advisement. He directed her to take this question to the next Planning Commission meeting.

57

58 **Mayor Woolstenhulme** then informed the Council of a public comment that was received prior
59 to the meeting that was requested to be read into the formal record of the meeting. **Mayor**
60 **Woolstenhulme** addressed **Chris Dillman, who attended via zoom** regarding this request.

61

62 **Chris Dillman, 35 East Oakridge Lane, Oakley UT 84055:** "So, so my question is directed to the council
63 members, and I guess I can read it word for word, so that we're all on the same page. So during the
64 open house on Monday night, hosted by deer Meadows. There was some discussion about the
65 infrastructure related to the development. Now, I've heard some updates and information related to the
66 water and the recently added well, but during the conversation, there was a statement made by one of
67 the parties there about the sewer treatment plant operating at capacity. And so I'd like to hear from
68 each of the council members as far as what they know as to the condition of the buried sewer
69 infrastructure in the city, as far as the buried pipes, manholes, etc., as well as the state of the sewer
70 treatment plant, because I think this would be important information for the public to be aware of, so
71 that the citizens are aware of the current state of the system, as well as if there are any plans for
72 upgrades related to the proposed city center."

73

74 **Mayor Woolstenhulme** thanked him for his comment and stated that it would be placed in the
75 record. But the council will not be addressing these concerns tonight. He will be discussing related items
76 during his Mayor Report later in the meeting.

77

78 **3. CONSENT CALENDAR:**

- 79 a. Letter of Engagement – City Attorney
- 80 b. Rodeo Committee Changes – resignation of Wes Harris, appointment of Cody Thornton,
81 and Bella Buchanan.
- 82 c. 2025 Fraud Assessment
- 83 d. D. Invoice Register

84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125

Councilmember Smart motioned to approve the Consent Calendar. **Councilmember Frazier** seconded the motion. All voted in favor. **Consent Calendar Approved.**

4. INTRODUCTION OF CITY LEGAL COUNSEL: Smith Hartvigsen, Lisa Baskin, Nathan Bracken

Mayor Woolstenhulme introduced Lisa Baskin and Nathan Bracken from the firm Smith Hartvigsen to the Council. He summarized the interview process and said that this was the firm that he, with staff's consent, was recommending retaining for City legal services. Both Lisa and Nathan introduced themselves, their qualifications and experience with local governments.

5. LETTER OF INTENT- SUMMIT LAND CONSERVANCY: OAKLEY CITY PARCEL OT-270-X

Mayor Woolstenhulme introduced a potential agreement with the Summit Land Conservancy to protect 83 acres on the east bench of Boulderville Road.

Kate Sattlemeyer, Summit Land Conservancy, explained the terms of the memorandum, including the conservation values and reserved rights for the City. These include protection of the recreational purposes of the property, the watershed protection, and the reservation for future City utility/infrastructure needs.

Mayor Woolstenhulme stated that there would be a financial obligation to help support the Conservation baseline assessment and closing costs. He asked if the Council was in support of the legal agreement with the conservancy.

Councilmember Frazier motioned to approve the memorandum of understanding with Summit Land Conservancy for parcel OT-270-x as described in the agreement. **Councilmember Smart** seconded the motion. All present motioned in favor. Motion carried. 3-0

6. ARENA EXPANSION- MASTER PLAN UPDATE: Clint Watson and Chris Kartchner BDK

Mayor Woolstenhulme summarized the process and involvement of the steering committee and the series of meetings that have been ongoing regarding improvements to the arena/recreation complex property.

Mr. Watson outlined the goals of the master plan, including increased seating capacity, parking, and pedestrian flow. The plan included relocating the stall barn, improving contestant parking, and creating a hardscaped pavilion area. He presented optional uses for the third baseball field for parking and conversion to a soccer field. As part of the presentation Councilmembers discussed the need for an area to drop off patrons utilizing a drop-off area or roundabout option to keep traffic flow moving. Additional discussion regarding the fireworks area and potential need to relocate it. The Mayor thanked them for their time and mentioned that a formal site plan will be presented at a future meeting.

126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167

7. CEMETERY WATER RATE DISCUSSION:

Recorder Rydalch presented the history and context for current concerns regarding the South Summit Cemetery District’s water billing. The district believes that as they provide a public service to the community, they should receive a reduced rate for their water usage. There also remains questions regarding their annual usage with the district stating that they believe the meter readings are incorrect.

Attorney Bracken explained the flexibility cities have in setting water rates for public facilities but that there needs to be equity and justification for these public entities. He discussed the possibility of creating a new classification to address the cemetery’s water billing.

Councilmembers discussed the merits of creating a new classification and some of the issues around the meter readings as well as the documented historical usage of the cemetery. It was agreed that more investigation into the meter reading issue needs to be done concurrent to creating a classification. Some discussion about charging a flat rate but it was clarified that a flat rate is not in compliance with state regulations and rules as we are not a wholesale water provider. Councilmembers asked to have a new classification created for the cemetery district with a proposed rate structure brought to them at a future meeting for discussion and possible approval.

8. MAYOR REPORT

- a. Cattail Well: Closed on the financing with the USDA. Project is complete except for the replacement of some flanges and parts that do not meet the ABBA requirements.
- b. Capital Improvement Plan Update: Expected later this fall. Will prioritize items for water and sewer. Sent out a letter to all major users of the sewer system, informing them of the discharge levels and that each location will be subject to regular FOG testing. If they fail, they will have to adhere to a remediation plan to bring them into compliance.
- c. Property Tax Update: Informed Council that Oakley City was caught up in the mess regarding new rules around Truth in Taxation and did not schedule the order of our public hearing and regular meeting in the order that is required. In addition, the city did not include a list made available to the public at the public hearing that indicated the other entities in the area that were also going through Truth in Taxation. It may be that the property tax increase is rejected. This has happened to several entities this year and the league of cities and towns is lobbying on behalf of these entities. He will keep the council informed.
- d. Community Action- Veterans Bench Engraving, Kamas City Memorial: discussed options for the engraving of the donated bench to the memorial. It was decided it would be “Oakley City honors those that served.”

9. COUNCILMEMBER REPORTS:

None.

168
169
170
171
172
173
174
175
176
177
178
179

10. POSSIBLE CLOSED SESSION

None held.

Councilmember Frazier motioned to adjourn the meeting.

Approval is to form this 22 day of April, 2026.



Steve Wilmoth, Mayor



Amy Rydalch, City Recorder