



MINUTES

February 25, 2026

Oakley City Council Meeting

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 Steve Wilmoth; Councilmembers: Joe Frazier, Amy Regan, Tom Smart.

Councilmember Neff – late; *Via Zoom: Councilmember Chris Dillman*

City Staff: City Recorder, Amy Rydalch;

Other City Administration: None.

Members of the Public: Stacy Kaminer, Rebecca Roberts, Brian Zimmerma

1. Mayor Wilmoth opened the meeting.

- Invocation or Expression: **Councilmember Joe Frazier**
- Pledge of Allegiance: **Councilmember Amy Regan**

Mayor Wilmoth acknowledged that there were special circumstances for the meeting to be held that evening. The local high school boys' basketball team was playing for the state championship for the first time in nearly 16 years. He informed the public that there was a tv monitor present in the council room that was broadcasting the game with audio muted but visible to the Councilmembers during the meeting. If there was opposition to this accommodation, he was happy to turn the monitor off. No objection received.

42 **2. GENERAL PUBLIC COMMENT:**

43 **This portion of the minutes is taken directly from an artificial intelligence transcription of the audio**
44 **recording of the meeting.**

45
46 **Stacy Kaminer, 1000 East 5200 North, Oakley UT:** “My public comment is that there are
47 definitely Rumors abound about the property that's sort of two properties farther towards
48 Boulderville than mine, which I think is CD- 261-1, about it being annexed into Oakley. And this
49 has been over-I mean, these comments have come up a few times over the years, and it I know
50 that that property had an approved subdivision in Summit County, with the adjacent property,
51 which has since changed hands- ownership twice. And now the rumor that's going around is that
52 it's going to be annexed in Oakley for five acre or so density, I think the total acreage is 27.7
53 according to the parcel reference map, and here's my comment about it. So when the guy
54 across the river needed to annex his piece of property in Amy called me and said, hey, it's
55 always easier to join an annexation than to start one on your own. And I said, Well, I don't really
56 have a reason to annex my next piece that I own into Oakley. I live on a piece that's in Oakley.
57 And I said, But you know, you guys have been asking me so many times over the years, because
58 I'm sort of this weird Island, and I would do it, but my two things were, I didn't want to lose
59 anything by doing it, and I'm in ag 10 in the county. And also, because there have been many
60 times over the years that I feel like I've had some discussions with Councilman Smart about the
61 trail system and evaluated it thoroughly for our piece of land and didn't want to put any part of
62 the trail system on it. And I said, but it keeps coming up and it keeps coming up, and then it's
63 like, oh, well, we have sort of imminent domain maybe at the front of your property. And I'm
64 like, I don't understand how, because I'm in Summit County, and every time I feel like I have to
65 call a lawyer, and I feel like it's a lot. And so, my other thing is, if Oakley says they will not
66 approach me about putting trail system into onto my property, and that got a definitive no in
67 terms of the keeping my 10-acre density. And so, it's surprising to hear that right down the road,
68 they're going to give five-acre density because they're going to get the trail put in through that
69 parcel. And I've been to the council meetings, and I've been to the planning commission, and
70 we've talked about the city planning and how it is supposed to have tight density by the city
71 center and out in rings of less and less density as we go out. And Amy had said, Yeah, we annex
72 in at AG 40. So it makes me wonder why that's all I have to say.”

73
74 **Mayor Wilmoth** responded, stating that he has not received any formal information regarding a
75 pending annexation and will investigate it further.

76
77 **Brian Zimmerman, 5175 North 1000 East, Oakley UT:** “My name is Brian Zimmerman, and my
78 wife and I just built a home off of Boulderville Road. The address is 5175, north, 1000 East. I got
79 it backwards from our neighbor, but maybe I'll figure that out. So, yeah, so we built the home
80 there, and we love the area, and thank you for you know, being such great stewards of the area.
81 We really appreciate what you guys have here and the opportunity to be part of it. So, we...
82 right. I can't remember if we were done with the home yet or about that time, but Councilman
83 smart had kind of connected with us and talked to us about the trail system, and they were

84 thinking about and you know, we're all for trails, so we're not opposed to trails. We think it's
85 awesome in the community to have those. But what we found is that one of the options for the
86 trail, and I sent you all a schematic so you can kind of see but was to come down Boulderville
87 And then come right south of our property. And when we heard that proposal, or learned of
88 that proposal, it was kind of freaked us out, because that would put the trail like, literally right in
89 our backyard. And that was one of the reasons we moved up here was just to have a little space
90 and, you know, a little privacy and we even built the home down and down in the median in
91 between the ditches. So, yeah, hopefully we'll, we're sort of, we'll get flooded out there, but,
92 yeah, we're kind of the home's kind of down and out and down and away. So we felt it was
93 really good privacy, but, but so that we had heard there was a proposal, and I had talked to our
94 neighbors to the south, the Clawson, and, you know, they had mentioned that that's potentially
95 the, you know, the plan is to put the trail there, because they're developing, and he said they
96 were developing the land and potentially putting, you know, a little subdivision of homes in
97 there, and, and that was the best option for them, was to put the trail right by our house.
98 House. So I just wanted to make the let the council be aware of that, and that we were very
99 concerned about that, like, there's, I know there's other options for the trail, and we just, I
100 would just like to, you know, plead with the council to not approve something like that. That
101 would be, we feel it would really infringe upon our privacy to have the trail just right there. I
102 mean literally, people would be riding their horses by and looking in our back window, and we
103 feel that that that would not be a good situation. So just asking the council to consider that as
104 you think about the trail placement and how that plays out. We just would appreciate a
105 different option that wouldn't affect us so directly.”

106
107 **Mayor Wilmoth** thanked everyone for their comments and stated that he had received Mr.
108 Zimmerman’s voicemail. He stated that much of what was addressed here tonight is pre-
109 emptive and that the City has not received a formal application for the annexation that was
110 brought up in the public comments. He encouraged the public to pay attention to upcoming
111 City meeting agendas for formal discussion or action regarding this potential item.

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113
114 **3. CONSENT CALENDAR**

- 115 a. Minutes
116 b. Approval of the Bills Against the City of Oakley

117 **Councilmember Smart** motioned to approve the Consent Calendar items. **Councilmember Regan**
118 **seconded the motion. All voted in favor. Consent Calendar Approved.**

119
120 **4. COALITION AGAINST BIGGER TRUCKS: Patrick Snead, Regional Director for the Coalition**
121 **Against Bigger Trucks**

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123 **Mr. Patrick Snead** addressed the Council and explained that the organization is a national
124 grassroots nonprofit that is dedicated to two issues: public safety and infrastructure damage
125 when it comes to longer, heavier commercial semi-trucks on public roads. He stated that the

126 mission is not to “come after” local truckers or industry. The concern is the large corporations
127 that want to upgrade their fleets to 91,000 pounds or potentially beyond.

128
129 He explained that In Utah there has been a 215% large truck fatality increase in the last 10 years.
130 This is attributed to an increase in people moving to Utah and increased truck activity. The
131 Department of Transportation performed a study tracking crashes of large trucks. Trucks over
132 the national standard of 80,000 pounds were involved in more crashes and bigger crashes
133 because of the added mass. He then discussed concerns regarding a pilot project and the
134 MOVE act. He explained that the pilot project allows corporations to opt-in and increase the
135 mass and size of their trucks and then provide data on hours driven and number of crash
136 incidents over a 10-year period. The concern is that once the size is allowed to increase it is very
137 difficult to reverse course once established. The MOVE act allows Governor’s to declare states
138 of emergency due to supply/demand issues and essentially remove weight limits on these
139 transport vehicles to allow for more movement of goods.

140
141 He is asking that the Council remain aware of the pilot program as it is presented to the Utah
142 legislature and the MOVE act and reach out to local and government representatives and
143 encourage them to keep public safety and infrastructure as a primary concern and not
144 greenlight the pilot project or MOVE act.

145
146 Councilmembers discussed with Mr. Snead additional impacts and data around the public safety
147 issues with large transport trucking. **Mayor Wilmoth** thanked Mr. Snead for his time.

148
149 **5. RESOLUTION 2026-01 DESIGNATION OF OAKLEY CITY SURPLUS PROPERTY**

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151 **Mayor Wilmoth** directed the Council to the city items that Public Works Director, Kendell
152 Staples is proposing the Council approve to be sold or disposed of. The **Mayor** asked for a
153 motion to approve the disposal if Council felt so inclined.

154
155 **Councilmember Frazier** motioned to approve Resolution 2026-01 Designation of Oakley City Surplus
156 Property. **Councilmember Neff** seconded the motion. **All voted in favor. Resolution adopted and**
157 **property eligible for disposal.**

158
159 **6. OPERATIONAL REPORT-WASTEWATER TREATMENT FACILITY: Operator Daxton Hansen and**
160 **Councilmember Chris Dillman**

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162 **Mayor Wilmoth** thanked Operator Hansen for the work on the wastewater treatment facility.
163 He recognized that it has been a challenging situation for the last year and several months. He’s
164 hopeful that the issues with the sewer system will improve with some of the changes proposed
165 tonight.

166

167 **Operator Hansen** introduced the FOG (Fats, Oils, and Grease) program intended to prevent
168 blockage and equipment failure in the sewer system. He explained the problems the system has
169 been experiencing related to the significant influx of FOG at the treatment plant. He explained it
170 by comparing the FOG discharge to plaque in the arteries and the damage it has done to the
171 membranes at the plant. He discussed the increase of costs associated with the influx of FOG
172 related to cleaning and early failure of equipment and demonstrated the need for an active FOG
173 program. He then outlined a proposed FOG program for Council to consider, including
174 limitations on discharge, mandatory testing locations, environmental protection, and
175 enforcement mechanisms.

176
177 **Councilmember Smart** stated he has observed the foam and FOG issues at the plant and there is
178 a high priority need for this program. **Councilmember Dillman and Mayor Wilmoth** also
179 confirmed that they had observed the same and concurred with Councilmember Smart.

180
181 **Councilmember Regan** asked how this became a problem so quickly with very few food service
182 entities within the City.

183
184 Discussion amongst Councilmembers regarding the various attempts to discover the source of
185 the issue and conclusion that a FOG program is the next best step in addressing what is present
186 and discovering the source of the issue.

187
188 **Mayor Wilmoth** stated that a formal FOG program included in an ordinance will be forthcoming
189 for the Council to consider for adoption at a future meeting.

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191
192 **7. RULES OF PROCEDURE DISCUSSION: City Recorder, Amy Rydalch**

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194 **Recorder Rydalch** introduced a draft Resolution, prepared by City Attorney Lisa Baskin, for rules
195 and procedures for City Council meetings. The resolution includes definitions, roles, and
196 procedures for conducting meetings, including public comment and public hearings.

197
198 Brief discussion on importance of having clear procedural rules to facilitate orderly meetings.
199 **Recorder Rydalch** asked Councilmembers to review the draft resolution and email her with
200 comments or changes to be brought back for a second reading before consideration of
201 adoption.

202
203 **8. MAYOR'S REPORT:**

204 Informed the Council that the first posting of "From the Mayor's Chair" was posted and it gives a
205 summary of the City Council's work from the prior month. He wants this to be a regular
206 communication with the public.

- 207 **a. Joint Work Session with Planning Commission** scheduled for March 4th to discuss items
208 related to the City Center development application.

- 209 **b. Utah State Legislature Updates:** City Attorney has been representing the city at the
210 State legislature and HB 184 is the small lots and starter homes has failed. Amendments
211 are expected. He then addressed former legislation that has allowed for the
212 incorporation legislation that allows three property owners to incorporate and develop.
213 Specifically, this affects a proposal in Browns Canyon. This application was denied but is
214 expected to be recirculated and is expected to be approved.
- 215 **c. State Water Fee Legislation:** The state culinary water fee did pass. Each public system
216 will be charged a fee based on usage. Each entity will need to decide whether they will
217 be passing the fee on to the users or be absorbed by the utility/city. Revenues raised by
218 the fee are not held by the City but are forwarded to the State for the funding of a State
219 infrastructure fund.

220

221 **9. COUNCILMEMBER REPORTS:**

- 222 **a. COUNCILMEMBER DILLMAN:** Reiterated that a FOG Ordinance will be coming soon to
223 an upcoming meeting for the Council's consideration and he encouraged their support.
- 224 **b. COUNCILMEMBER FRAZIER:** For the benefit of the new Councilmembers, he reported
225 on the state of the City's road fund and the unexpected impact of the Franson Lane
226 overlay project. He stated that because the fund was exhausted there are no largescale
227 road projects planned for the next couple of years to allow for the fund to recover. He
228 did remind the Council of the Bridge Replacement Program and that it is moving
229 forward and seems likely in the summer of 2027.
- 230 **c. COUNCILMEMBER SMART:** reported on the progress of the Utah Trails Network and
231 the connection between Oakley and other municipalities. He stressed the importance
232 of being a part of the ongoing planning for this larger trail project. He informed the
233 Council that Josh McReavy will not be a sponsor of the pickleball tournament this year
234 and suggested co-sponsoring the tournament with Park City and donating a portion of
235 the proceeds to the Food Pantry. He emphasized the importance of a successful
236 tournament in his efforts to secure RAP Tax grant monies for a pavilion at the complex.
237 A discussion regarding the financial structure of the tournament is scheduled for the
238 next Council meeting.
- 239 **d. COUNCILMEMBER REGAN:** Reported that she went on a walkabout with Public Works
240 Director Kendell Staples, to become more familiar with the complex. She reported on
241 the need to formalize an agreement with the Trails foundation to establish and clarify
242 maintenance responsibilities. She expressed some concern about the rodeo expansion
243 at the facility and wants to make sure that the beauty of the parks remains a priority.
- 244 **e. COUNCILMEMBER NEFF:** Nothing to report.

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246 **10. EXECUTIVE CLOSED SESSION: The governing body of the city may enter a closed session for**
247 **reasons authorized pursuant to Utah Code Annotated 52-4-205.**

248 **Councilmember Smart** motioned to go into closed session for the purposes of discussing the
249 purchase or exchange or lease of real property and for discussion regarding pending or imminent
250 litigation. **Councilmember Frazier** seconded the motion. Roll Call Vote:

251 Councilmember Frazier: Aye
252 Councilmember Neff: Aye
253 Councilmember Regan: Aye
254 Councilmember Smart: Aye
255 Councilmember Dillman: Aye

256
257 8:37PM Council Entered Closed Session
258 8:52 PM Council Adjourned.

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260 No Additional City Business was conducted.

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264 Approval is to form this 27 day of May, 2026.

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Steve Wilmoth, Mayor



Amy Rydalch, City Recorder