



## MINUTES

September 16, 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 Chris Dillman attended via Zoom. Councilmember Dave Neff – Arrived during agenda item 5.

**City Staff:** City Recorder, Amy Rydalch

**Other City Administration:** None.

**Members of the Public:** In Person: None. Via Zoom: Krista Kelly, Michael Miller, Brian Zimmerman

### 1. Mayor Wilmoth opened the meeting.

- Invocation or Expression: **Councilmember Joe Frazier**
- Pledge of Allegiance: **Mayor Steve Wilmoth**

### 2. GENERAL PUBLIC COMMENT:

**None Received.**

### 3. CONSENT CALENDAR

No Discussion

Councilmember Smart motioned to approve the consent calendar. Councilmember Regan seconded the motion. All voted in favor. Consent Calendar Approved.

#### 4. VERIZON CELLULAR LEASE – ALTERNATIVE TERMS DISCUSSION

Mayor Wilmoth summarized the Cell Tower lease proposal from Verizon Wireless for their renewal. The renewal proposal reduced the current monthly payment and sought a perpetual easement and first right of refusal.

Council considered and discussed two alternative term arrangements proposed by staff.

- **OPTION Long Term Lease Extension:**

**Term:** 10 Years with four additional 5-year renewal options. (Maximum potential term of 30 years.)

**Rent:** \$1,000/month with annual CPI adjustment with a minimum increase of 2% and maximum of 5%. Additional term of Market-rate reviews every 10 years.

**Disposition of Property:** No perpetual easement granted. No conveyance of ownership interests. City retains full ownership and control of the property.

- **OPTION HYBRID LUMP-SUM & RENT:**

**Upfront Payment:** One-time payment of \$90,000 to the City

**Lease Term:** 20-year lease term. Two additional 5-year renewal options.

**Rent:** \$750 per month with 10% increase every five years.

**Disposition of Property:** No perpetual Easement nor Right of First Refusal and no exclusivity provisions.

Councilmembers preferred the long-term lease option and rejected the perpetual easement and first-refusal terms. Council directed staff to work with the City Attorney in drafting counter terms and submitting them to Verizon for their review.

#### 5. OAKLEY ARENA REPORT – ANNUAL REVIEW

Mayor Wilmoth asked Recorder Rydalch to present the report on the Arena financials. She presented a five-year revenue and expense analysis for the arena use. The uses included were all private rentals, annual passes, roping night fees, and event fees related to the arenas. It was discussed that the arena operates with a substantial city subsidy and has greater demand for private rentals than available time slots. The private rental blocks that are made available for rent are challenging to manage.

Discussion amongst Councilmembers and staff revolved around fee increases, grooming charges, online scheduling changes, open ride access, and possible changes to private rental options. Staff presented comparable approaches to arena usage at neighboring facilities in Heber and Ogden. Ogden utilizes a scheduling system like Oakley City and Heber has eliminated private rental blocks due to the high maintenance nature of scheduling and management of these rental blocks.

82 **Mayor Wilmoth** wants to work with **Councilmember Dillman** and review current usage and fees  
83 and bring a proposal back to Council later this fall for possible changes.  
84

85 **6. MAYOR REPORT**

- 86 a. **Newport Academy:** reported that he had received communication from a Newport  
87 Academy representative that two individuals involved in the break-in incident have  
88 been expelled from the Academy and that the supervising employee was terminated.  
89 b. **Tree Removal:** The City has addressed several hazardous trees along Weber Canyon  
90 Road after the County was non-responsive. Public Works has several of the most  
91 problematic trees.  
92 c. **Sewer Plant:** Marked improvement at the treatment plant.  
93

94 **7. COUNCILMEMBER REPORTS**

95 **Mayor Wilmoth** stated that with one exception of a time-sensitive nature, Councilmember  
96 reports will be rescheduled to the next meeting on September 23<sup>rd</sup>.  
97

98 **Councilmember Smart and Councilmember Regan RAP TAX Grant Request:** Councilmembers  
99 **Smart and Regan** presented the Council with requests for the 2026 RAP TAX Grant applications.  
100 The requests are in partnership with Summit County and the Summit Land Conservancy for work  
101 on the Weber River Pathway. Three areas were identified for the application:

- 102 • Four Badgers-fencing, weed control, removal of abandoned structures, and reseeding.  
103 • Fencing along the connection between Stevens Grove and Marchant Meadows.  
104 • Pathway from Stevens Grove to Highway 32.  
105

106 **The Council** expressed their support for the joint applications with no exceptions.  
107

108 **8. EXECUTIVE (CLOSED) SESSION:** The governing body of the city may enter a closed session for  
109 reasons authorized pursuant to Utah Code Annotated 52-4-205.  
110

111 **Councilmember Frazier** motioned to enter closed session to discuss the security and investigative  
112 proceedings regarding alleged criminal misconduct at Oakley City Facilities. **Councilmember Smart**  
113 seconded the motion. Roll Call Vote:

114 **Councilmember Frazier: Aye**

115 **Councilmember Dillman: Aye**

116 **Councilmember Neff: Aye**

117 **Councilmember Smart: Aye**

118 **Councilmember Reagan: Aye**  
119

120 **8:13 PM Council Entered Closed Session**

121 **8:38 PM Council Re-Entered Open Session.**  
122

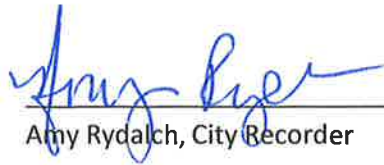
123 No further business was discussed.

124 **9. Meeting Adjourned.**

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129 Approval is to form this 23 day of September, 2026.

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131 

132 Steve Wilmoth, Mayor

133 

Amy Rydalch, City Recorder