



Oakley City Council Meeting Minutes
Wednesday September 18, 2019
Oakley City Hall
6:00 p.m.

Attending: Mayor Woolstenhulme, Councilmembers Joe Frazier, Lorrie Hoggan, Craig Rydalch, and Tom Smart

City Staff: City Recorder, Abigail Morrison, Parks Director, Kendell Staples

Others Attending: Tony Damato, Ron Bowen, Shawn and Raeney Miller, Corey Dutton, Casey Anderson, Jan Perleins

Excused: Councilmember Steve Wilmoth

1. Call to order and roll call

NO Steve Wilmoth

2. Preliminary Items

- A. Welcome and Introductions
- B. Pledge of Allegiance & Prayer Joe Frazier
- C. Approval of Minutes

3. New Business

A. South Summit Trails Foundation

Corey Dutton from South Summit Trail Foundation thanked the City Council for the support in the New Lane Trail project. The Foundation thanked Oakley leaders for the support in making it possible. Ms. Dutton stated that a large portion of donations also came from the Park City Community Foundation. She presented a check for \$10,000 to the council. She informed the Council that the Lewis family gave a large portion of that donation to the fund. Mayor Woolstenhulme stated that the council would like to give a thank you to those who contributed.

B. South Bench Ditch Company –

Casey Anderson of the South Bench Ditch Company stated they have secured easements along city property for the South Ditch. Mr. Anderson presented a paper with easement stipulations and requirements to the city council. Mr. Anderson stated that they will preserve and restore the land as close as reasonably possible. Councilmember

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40 Rydalch questioned what is reasonably possible. Mr. Anderson stated that they will lay new topsoil and do their
41 best to preserve the areas. He presented information for the two easements. One will be permanent and the other
42 will be a ten foot secondary easement that will be in use during construction and the allowance for it will
43 expire one year after the completion of the project or January 1, 2022. He stated that the ditch will run along the
44 south side of the North Bench Line with an easement of 30 feet. Mr. Anderson stated that Rex Ballou, a local
45 resident, agreed to the construction of the ditch but asked for it to be recorded where the ditch will be and the
46 abandonment of the current ditch. Mr. Anderson referred to a map to point out where the ditch and dams would
47 be located. Mr. Anderson stated that he has paperwork to present to the City Council with the agreement. Mayor
48 Woolstenhulme stated that the council will look at the agreement and if everything looks right, they will sign and
49 leave it at the front office for Mr. Anderson to pick up at a later date. He stated that there is discussion between
50 South Bench Ditch Company and a number of residents that will be affected. Mr. Anderson stated that they are
51 working with local residents so that it is agreeable to all parties. There was some concern that there might not be
52 enough water. The Council and Mr. Anderson discussed the placement of the capacity of the ditch. Councilmember
53 Smart stated that he does not have any problem with the plan, but he did question how much water will actually
54 be run through it. Mr. Anderson stated that it is a very small amount of water.

55
56 Mr. Anderson questioned the City Council on the possibility of piping water to the Oakley Complex. Mayor
57 Woolstenhulme stated that it is currently being discussed. He stated that the city will be weighing options and will
58 likely go with the most affordable option. Councilmember Smart stated that he had previously attended a meeting
59 that Mr. Anderson was also at a meeting where they discussed water in the city. Councilmember Smart stated that
60 he would like to get JUB and Jones and Demile together to meet with Oakley leaders. Mr. Anderson suggested that
61 if the city can show that they use secondary water, instead of culinary water, there may be an option between
62 North Bench and South Bench Ditch companies.

63
64 **C. Repair or demolition discussion**

65
66 Property A:

67
68 5930 North Triple Crown Trail
69 Maple Ridges Ranches
70 MRR-15

71 Owner: 5930 N Triple Crown LLC (Believed to be Christian Merchandise)

72
73 Tony D'amto, president of the Maple Ridge HOA, presented some history about derelict property A. He stated that
74 the property has progressed from being an eyesore to being a public safety hazard. Mr. D'amato stated that the
75 HOA tried to accommodate the homeowner, however the homeowner ended up leaving the property in 2017.
76 Besides some work on a pool, there has been no action taken at the property for years. He stated that he has
77 talked to the homeowner in the last nine months, but discussions have not been productive with him. The City
78 Council stated that Ms. Rydalch can contact the building inspector, note the violations, and then take further
79 action. Councilmember Smart asked why the HOA does not handle the situation themselves. Mr. D'amato stated
80 that it would be a lengthy and expensive option to take that route with the current owners and they would like to
81 take care of the issue in the near future. Councilmember Hoggan asked if the owners still had water and power on
82 the property. Ms. Morrison said that she would check with Dallas Hansen, the current water operator. The City
83 Council stated that they will coordinate with the City Planner, Amy Rydalch, to ensure inspections are completed
84 and documented and they will then move forward with contacting the landowner concerning the derelict
85 property.

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86
87 Property B:
88
89 4560 North State Road 32
90 OT-105
91 Owner: Matt Leavitt
92

93 Ms. Morrison informed the City Council that city staff needed guidance from the city on what course of action to
94 take. Mayor Woolstenhulme asked when the building application expires. Ms. Rydalch had provided
95 documentation stating that the application expires after 180 days. Mayor Woolstenhulme stated that Ms. Rydalch
96 should move forward with Mr. Leavitt and send him a notice that he is in violation and needs to apply for a new
97 application.
98

99 Property C:
100
101 4519 State Road 32
102 OT-86
103 Owner: Edna M. Atkinson (residence of Wilby Atkinson)
104

105 Ms. Morrison informed Council that Marie Blair came to the City Planner, Amy Rydalch, asking if the city would be
106 willing to demolish their property at city's cost. Mayor Woolstenhulme stated that there is a possibility that the fire
107 department or someone from public health may take action. Councilmember Hoggan stated the property was at
108 one point on a tax sale. Edna Atkinson is still the owner of the property, though Marie Blair paid the taxes on it and
109 is now the current occupant. Councilmember Hoggan stated that it is a complicated family issue and that she
110 believed that it should not be the responsibility of the city to take care of the issue. The Council decided that Ms.
111 Rydalch should inform the occupants that the city will not demolish the property at this time, and that they can
112 explore other avenues such as the fire department.
113

114 **D. Road Signs** 115

116 Ms. Morrison informed the Council that the city does have the right to erect signs on City Roads at the city's
117 discretion. She stated if the North Bench Road were to become a local traffic only zone, Google Maps would have
118 to change the way they route drivers. There was discussion that the heavy traffic on North Bench Road, largely
119 from outside the valley, is a drain on the city because it is a city road. Mayor Woolstenhulme asked if the Council
120 can spend B and C Road Money on signs. Ms. Morrison informed the City Council that they can. Mayor
121 Woolstenhulme stated that the city needed to decide where they would like signs placed. Councilmember Rydalch
122 stated that he has coordinated with the City Planner to map out strategic locations for future signs.
123

124 Ron Bowen, local resident, asked if the county still helps with roads and if they could help. Mayor Woolstenhulme
125 stated that the county has pulled back on that. Mr. Bowen asked how they would enforce a "No thru traffic".
126 Councilmember Rydalch stated that the signs would be equipped with flashing lights. There would not be constant
127 policing, but the signs would act as more of a deterrent than an enforcement. Councilmember Rydalch stated that
128 he has researched different kinds of signs and that he has a contact that can help. Councilmember Rydalch stated
129 that the Council needs to know the budget. Ms. Morrison stated that she would be willing to coordinate with
130 Councilmember Rydalch to look at the budget. She stated that she would need to know how many signs they want
131 to erect and the cost of each of the signs. Ms. Morrison asked Councilmember Frazier if he had more information

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132 about grant money for the roads and the B and C Money. Councilmember Frazier said they likely will not have the
133 grant money this year, but he could provide more information to Ms. Morrison. Councilmember Hoggan stated
134 that the Oakley Civic Club told her that they would also be willing to contribute funds to road signs. The City
135 Council questioned if they can change speed limits within city limits including SR 32 and Weber Canyon Road. Ms.
136 Morrison stated that she was not aware if the city can regulate speed on those roads. She stated that she will
137 coordinate with Amy Rydalch, City Planner, to provide an answer.

138
139 **E. Creating Amazon Locker at City Hall**

140 Ms. Morrison stated that an Oakley resident had visited city offices to follow up on a request for information about
141 getting an Amazon Locker at the City Hall. The resident stated that she had previously spoken with Mayor
142 Woolstenhulme. There was discussion about requirements for the lockers and what the cost would be.
143 Councilmember Smart stated Amazon will give the sales tax to the City on everything they send.
144 Councilmember Frazier stated that he will investigate the details and follow up with the council.

145
146 **F. SCPW Solar Power discussion**

147 Councilmember Frazier followed up on the SCPW resolution that the city could consider. He stated that he believes
148 that the city should pass the resolution so that residents have the option to opt into the clean energy option. He
149 stated that he will work on a resolution. Ms. Morrison stated that they must adopt the resolution by the end of the
150 year and that the resolution doesn't bind the city to anything but gives the county the information they need to
151 know how many residents and communities are interested. She also stated that some information and the SCPW
152 website was placed on the back of the water bills during the last cycle.

153
154 **G. Fee Schedule Discussion**

155
156 Councilmember Rydalch stated that the fee schedule for the Oakley City Complex (including indoor and outdoor
157 arenas) is intended to standardize fees so that the public has clear and consistent information. Multiple residents
158 stated that there needs to be clarity regarding the fee schedule. Councilmember Rydalch stated that there are
159 folks who reserve a year out in advance, and that there needs to be payment upfront for each reservation. Mayor
160 Woolstenhulme stated that the city was working to get an online reservation system. Residents in the meeting
161 stated support for online reservations because it is not clear when the arena is reserved. There was discussion
162 about the rules around open riding. It was stated that there are multiple liability issues with having props and
163 equipment during open riding time.

164
165 There was discussion about different ways to collect revenue from the complex while still being fair.
166 Councilmember Smart started a discussion about the different kinds of passes that could be offered that would be
167 the most fair to everybody. Mayor Woolstenhulme stated the city needs to collect enough money to cover the
168 costs of running the arena. He stated that last year there was conflict over the way it was rented and run, but the
169 city did not have the ability to run it the way they needed to. He stated that the purpose of the fee schedule is to
170 make sure the city can run it right. There was discussion about open ride times and if there should be specific days
171 for barrel racing, bulldogging, dressage, etc. and that if they choose a schedule then it needs to be communicated
172 to the public. Councilmember Rydalch stated that he will put a packet together after he meets with different
173 parties, he will present to City Council.

174
175 Kendell Staples, Parks Director, stated that along with the new fees, he would like security cameras installed in all
176 the public buildings. Ms. Morrison asked Kendell to put together a proposal on what the budget that would reflect
177 the cost. There was discussion about the cost and logistics of installing security cameras. Mr. Staples stated that

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178 there is also great need for a third full time person in order to get everything done that they need to. The council
179 stated that it is possible that a new fee schedule could possible help fund that.

180
181 Councilmember Rydalch asked about the trucks that parked in the city parking lots. Mayor Woolstenhulme
182 suggested that they be placed on the other side. Ms. Morrison stated that is seemed that there was a spoken
183 agreement between the tree trucks and the city. There was discussion that there needs to be a formal agreement
184 if cars or trucks do park there. There was discussion about how to enforce and if there should be a fee or trade in
185 kind. Ms. Morrison stated that she will draft a parking permit process for the city.

186
187 There was brief discussion about the cleaning of town buildings and Oakley Complex. Mr. Staples stated that he
188 would like to get more community involvement with the city's public spaces. He also stated the need for some new
189 cleaning equipment for the Cattleman's Hall. Mayor Woolstenhulme told Mr. Staples that he should reach out to
190 Brady's (a supply company) and see if they have a used one available for a lower price.

191
192 ***Councilmember Rydalch made a motion to move to closed session. Councilmember Hoggan seconded. Motion***
193 ***passed 4:0 (Councilmember Wilmoth was excused from voting).***

194
195 Closed Session to discuss hiring needs for Oakley City

196
197 ***Councilmember Rydalch made a motion to go out of closed session. Councilmember Smart seconded. Motion***
198 ***passed (4:0).***

199
200 ***Councilmember Hoggan made a motion to pay the bills. Councilmember Frazier seconded. Motion passed 4:0***
201 ***(Councilmember Wilmoth was excused from voting).***

202
203
204 ***Councilmember Frazier made a motion to adjourn.***

205
206 *Meeting adjourned.*

207
208 **Minutes accepted as to form this 23 day of October, 2019**

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Mayor Wade Woolstenhulme

City Recorder, Abigail Morrison

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