



**Minutes**  
**Oakley City Council**  
**Wednesday, October 28, 2020**  
**Electronic Meeting Zoom Platform**  
**6:00 PM**  
**Meeting ID 820 258 4629**  
**Passcode 777869**

**In Attendance:**

**City Administration:** Mayor Wade Woolstenhulme, Councilmembers Ron Bowen, Joe Frazier, Dave Neff, Tom Smart and Steve Wilmoth

**City Staff:** City Recorder, Amy Rydalch; Public Works Director, Kendell Staples, Kurt Schnubel, Malena Stevens

**Others in Attendance:** Brian Deeter, David Lake, Leif Cox, Tom Noaker, Bonnie Jones

1. **Mayor Woolstenhulme** opened the meeting. **Councilmembers Bowen** offered the invocation followed by **Councilmember Wilmoth** leading the Pledge of Allegiance.
2. **Items from the Public not listed on the Agenda:**  
None
3. **Malena Stevens- Candidate for County Council:**  
**Ms. Stevens** introduced herself and asked for input from the Mayor and City Council about how best to represent Oakley City's interests. **Mayor Woolstenhulme** stated that he would like to see more emphasis on communication with eastside communities regarding decisions that affect these areas. At times communities on the east side of the county feel that their input is not desired or needed. **Ms. Stevens** acknowledged Mayor Woolstenhulme's statement and asked for feedback on what ideal future communication would look like. **Mayor Woolstenhulme** asked that the County Council reach out to local governments before decisions are made that have an impact on these east-side communities. **Ms. Stevens** stated that she grew up in a rural community and understands the sentiments expressed tonight. **Councilmember Smart** stated that he is very appreciative of the County and is appreciative of RAP Tax grants that have benefitted the city.
4. **South Summit Trails Foundation:**  
**Tom Noaker** addressed the City Council on behalf of the South Summit Trails Foundation and the South Summit Mountain Bike team. The representation here tonight is to speak with the City Council about completing the master plan for the mountain bike trail park in Oakley. The master plan for the mountain bike trail park originally included and "skills and drills" area. This section was postponed to focus primarily on the two jump lines segment. In addition, the Trails Foundation elected to shift residual funds from this

44 project to extending the equestrian trail in the area. This was done to minimize conflict with different  
45 usership on the trails. The Trails Foundation was recently approached by the South Summit Mountain Bike  
46 team about completing the "skills and drills" section of the mountain bike park. The Foundation has  
47 agreed to provide funding and the mountain bike team will provide the labor, equipment, and installation  
48 of this section of the park. The South Summit Mountain Bike team has grown considerably in the last few  
49 years and has significant community support. **Mr. Noaker** is approaching the city to ask that the foundation  
50 receive permission to complete this section of the mountain bike park as part of the general plan  
51 previously approved by City Council in a prior city council meeting. **Mr. Noaker** then introduced Mr. Leif  
52 Cox, Coach of the South Summit Mountain Bike team to the Council. **Mr. Cox** introduced letters of support  
53 for the Mountain Bike Trail Park. He then discussed the importance of a "skills and drills" practice area for  
54 the team as an integral part of their training. In addition, he stated, that this is an area that is also very  
55 appealing to those members of the community that enjoy mountain biking. **Mr. Cox** reiterated that the  
56 foundation would provide funding, the team would provide labor, and maintenance would be assumed by  
57 the South Summit Trails Foundation.

58  
59 **Mayor Woolstenhulme** asked Mr. Noaker if he would be overseeing the project. **Mr. Noaker** responded  
60 that he did not see the need for significant oversight but that he would be involved as the project  
61 progresses. **Mr. Noaker** emphasized that there are endowment funds available for future maintenance  
62 and care of the trail. **Mayor Woolstenhulme** expressed concern that without oversight the project may  
63 not reach completion. **Mr. Noaker** assured the council that the project would be seen through to  
64 satisfactory completion. **Councilmember Neff** stated that he was supportive of the project as it would  
65 contribute to the recreational value of the community. **Councilmember Frazier** asked what level of rider  
66 these amenities are geared towards. **Mr. Cox** stated that most of these improvements are for beginner to  
67 intermediate riders. Although there will be the addition of some more advanced areas as well. General  
68 sentiment of the council was favorable. No formal motion was necessary as the master plan for the  
69 mountain bike trail received City Council approval in a previous meeting.

70  
71  
72 **5. Benchmark Lane:**

73 **City Recorder Rydalch** provided context and a summary of the request from Mr. Schnubel to the City  
74 Attorney regarding city services for Benchmark Lane. Mr. Schnubel believes the city should be providing  
75 city services i.e. snowplow, repair and maintenance to Benchmark Lane. He included a copy of the  
76 recorded plat for the North Benchmark Subdivision with his request. The city attorney, Mr. Rob  
77 Patterson, has reviewed the letter and subdivision plat. Attorney Patterson is of the opinion that because  
78 there is street dedication language on the plat that was signed by the Oakley City Chair of the Planning  
79 Commission and the Oakley City Mayor, the city has effectually agreed to the dedication of Benchmark  
80 Lane to the city. Planning Commission and City Council meeting minutes from the date of preliminary and  
81 final subdivision plat approval do not give indication that the city was averse to the dedication. The City  
82 Council has been provided a copies of Mr. Schnubel's letter, the subdivision plat, and minutes from the  
83 meetings from 2005. General discussion took place among councilmembers regarding the street  
84 dedication language on the subdivision plat.

85  
86 **Councilmember Smart** stated that it is clear the road has been dedicated to the city with the acceptance  
87 and approval of the final plat. **City Recorder Rydalch** stated that typically if a road were to remain  
88 private, formal street dedication language would be absent on the final plat. **Mayor Woolstenhulme**  
89 asked about implications for other previously approved subdivisions. General discussion ensued that it  
90 could potentially have larger implications but emphasized these situations would still be dependent upon  
91 roads meeting city standards regardless of the language on the recorded plat. **Councilmember Frazier**  
92 asked for clarification on the street dedication language and its presence on the signed plat commits the  
93 city to the adoption of the street. **City Recorder Rydalch** stated that it was the opinion of the city  
94 attorney that the official street dedication description and other notations on the plat to commit the city  
95 to the dedication. General discussion regarding snow-plow requirements for the area.

96 **Mayor Woolstenhulme** recognized Mr. Schnubel. **Mr. Schnubel** stated that he is satisfied if the city will  
97 recognize the street dedication and agrees to snow-plow service, repair, and maintenance of the road. He  
98 also stated that over the years the city has been ambiguous in its position on recognizing the status of  
99 Benchmark Lane and he is appreciative of reaching a resolution.

100  
101 **Mayor Woolstenhulme** asked Councilmember Bowen, who was serving on City Council at the time of the  
102 original plat signing, if he had any recollection of the discussion at the time of subdivision approval.

103 **Councilmember Bowen** stated that his memory of the discussion was that Benchmark Lane was not to be  
104 dedicated to the city, but acknowledged that the historical minutes do not indicate as such.

105  
106 **Councilmember Frazier** made a motion to recognize the dedication of Benchmark Lane to Oakley City and that city  
107 services will be provided at the same level, not to exceed, the services provided to other dedicated city streets.

108 **Councilmember Smart** seconded the motion. **All Councilmembers voted in favor. Motion passed unanimously.**

## 109 110 111 **6. Public Hearing – Budget Amendments for Fiscal 2021 – Including Sewer Rate Increase**

112  
113 **City Recorder Rydalch** presented the proposed amended budget for all city funds to the City Council and  
114 public. **Ms. Rydalch** stated that the proposed budget that was made available for public viewing and was  
115 in front of City Council this evening included the previously discussed \$10.00 per month sewer rate  
116 increase. The sewer rate increase is reflected in the increased sewer revenues for 2021.

117  
118 **Mayor Woolstenhulme** provided background on the proposed sewer rate increase. A financial analysis  
119 performed in 2019 determined that a \$20 sewer rate increase was necessary to make sewer operations  
120 sustainable. For several years, the sewer fund has experienced annual operating losses. It was determined  
121 that if the sewer rate were raised by \$20 the system could break-even. In a previous City Council meeting  
122 held in June of 2019, it was decided to incrementally add in the proposed \$20 sewer rate increase. The  
123 first increase of \$10 per month was adopted in June of 2019 and this is the second increase.

124  
125 **Councilmember Wilmoth** stated that operating with continued losses and not raising rates to meet those  
126 shortfalls makes it difficult to qualify for grant money for improvements to the system.

127  
128 **Councilmember Bowen** asked if this proposed budget included funds set aside toward future membrane  
129 replacement. **Mayor Woolstenhulme** stated that the city historically should have been making annual  
130 appropriations for membrane replacement but that he did not believe this had been occurring for some  
131 time. For the membrane replacement that occurred most recently funds were used from the general fund  
132 reserves. **Mayor Woolstenhulme** stated that this was an appropriate item to include in preparing the  
133 budget for next year. He asked that the city recorder or treasurer make note to include a planned  
134 appropriation schedule for membranes to be included for the following budget year. **City Recorder Rydalch**  
135 stated that she would include an annual appropriation from the sewer fund to the capital improvement  
136 fund in her budget preparations for the budget year 2021-2022.

137  
138 **Councilmember Bowen** stated that an updated pricing of membranes would be a good idea to facilitate  
139 the annual appropriation for the membranes.

140  
141 **Councilmember Wilmoth** stated that in preparing the appropriation schedule to keep in mind the average  
142 life of the membranes is 10 years and replacement is for two membranes.

143  
144 **Councilmember Frazier** added that despite the increase in the sewer rate this year, the proposed budget  
145 for the sewer fund is showing an operating loss. This loss is due to one-time expenditures. These  
146 expenditures are from the list provided by Aqua Environmental to the City Council approximately 18  
147 months ago that included items in need of improvement or repair at the wastewater facility. These  
148 improvements include SCADA system improvements, OSHA requirements for a platform, replacement of a

149 pump and new meters for outflow. These items will nearly complete the list provided by Aqua  
150 Environmental and will allow the city to focus in future budget years on membranes and other  
151 improvements to the system.

152  
153 **City Recorder Rydalch** then introduced the next budgetary item for consideration. She stated that the city  
154 had received approximately \$140,000 in CARES Act funding from the State. The city has utilized a portion  
155 of these funds toward covid mitigation for the office, rentals, and the rodeo. The CARES Act money  
156 received must be used toward qualified spending. Any funds remaining unspent must be returned to the  
157 state. The proposed budget includes appropriations for further CARES Act funding. Councilmember Frazier  
158 has been working with Recorder Rydalch for planned further CARES Act spending pending Council  
159 approval.

160  
161 **Councilmember Frazier** introduced a list of potential projects for CARES Act spending and asked the council  
162 to prioritize and give input on potential further spending the funds. **Councilmember Frazier** listed items  
163 for consideration. The proposed ideas for further spending are: further technological upgrades to facilitate  
164 remote location work for employees, councilmember, and commissioners, the addition of Wi-Fi  
165 accessibility at the city facilities, modifications to the front office to protect employees, purchase of  
166 software for the building department that promotes online processing of permits, and possible  
167 modifications to existing restroom facilities to promote touchless operation. It was discussed that wages  
168 paid this late spring and summer for some employees would qualify as CARES Act spending due to the  
169 modification of duties toward covid mitigation. Director Staples has already purchased additional  
170 disinfection supplies for ongoing covid needs.

171  
172 **Councilmember Wilmoth** expressed that he was in favor of the items and projects proposed by  
173 Councilmember Frazier. He felt that the items not only were appropriate for Covid mitigation but  
174 improved future functionality. He expressed concern about getting funds spent by the deadline.

175  
176 **City Recorder Rydalch** stated that there may be an opportunity to apply for an extension to have the funds  
177 spent by December 31, 2020. It is possible that having an expenditure plan may qualify towards that  
178 spending. If necessary, reallocation of spending already incurred could be done to meet the deadline.  
179 Wages already paid due to covid mitigation in the early months of the pandemic and for the covid  
180 implementation plan for the rodeo could be allocated to CARES spending.

181  
182 **Councilmember Neff** stated expenditures for future Covid mitigation could potentially qualify.  
183 **Councilmember Frazier** replied that Councilmember Neff was correct, and Director Staples had already  
184 made purchases toward future covid mitigation at our facilities.

185  
186 **Councilmember Smart** asked how much of the CARES Act funding has already been spent. **City Recorder**  
187 **Rydalch** stated that approximately \$28,000 has been incurred. **Councilmember Frazier** stated that this  
188 amount would be increased if wages were included.

189  
190 **City Recorder Rydalch** asked the Council and Mayor if there were any items or projects that were not  
191 included on Councilmember Frazier's proposal that they would like considered. General discussion and  
192 feeling that the proposal was quite comprehensive.

193  
194 **Councilmember Frazier** expressed concern regarding the iWork's software for the building permit process  
195 and the ability of our current building official to operate the software. Some discussion on possibility of  
196 working to accommodate current building official and inspector's abilities.

197  
198 **City Recorder Rydalch** asked the council to review the PTIF account statements as the balances in each  
199 account now accurately reflect the funds available in each fund. She expressed gratitude for the service of  
200 Blake Frazier and Councilmember Frazier who have donated their time and skill to sorting out the account  
201 and ledger balances of the city. Due to their efforts, the city has a much clearer understanding of the city's

202 financial position. City Recorder Rydalch summarized the PTIF accounts and their similarity to a savings  
203 account for the various funds. A further explanation of the nature of the purpose of the Capital  
204 Improvement fund and how those funds may be used for future spending and saving. The proposed  
205 amount to be transferred from the general fund to the capital improvement fund for fiscal 2021 is  
206 \$117,500.

207  
208 **Councilmember Frazier** drew the council's attention to the proposed budgeted amount received for Sales  
209 & Tax revenues. He stated that this amount fluctuates and given current covid circumstances it is difficult  
210 to predict how much revenue will be received from this source.

211  
212 **Councilmember Frazier** asked the council to consider changes to the percentages of wages and salaries  
213 distributed across the various funds for each employee. **Mayor Woolstenhulme** asked Director Staples if  
214 he approved of the changes. **Director Staples** stated that he approved of the changes.

215  
216 **Councilmember Frazier** addressed increased proposed amounts for spending in the water fund were to try  
217 to account for a possible secondary water project with south bench ditch for the related connection fees,  
218 and for costs associated with adding gas chlorination to the system.

219  
220 **Mayor Woolstenhulme** asked councilmembers if there was further discussion at this time. Finding none,  
221 Mayor Woolstenhulme opened the Public Hearing for the proposed amended budget for fiscal 2021.

222  
223 **Bonnie Jones:** Asked for the reason behind the sewer rate increase.

224  
225 **Mayor Woolstenhulme** responded that the sewer system has sustained losses of approximately \$100,000  
226 annually. A fee analysis performed two years ago indicated that a sewer rate increase of \$20/per month  
227 would correct the annual loss.

228  
229 **Bonnie Jones:** Asked about new development and connections to the sewer plant and asked if  
230 the impact fees were applied toward the operation of the sewer utility.

231  
232 **Mayor Woolstenhulme** clarified that impact fees legally cannot be used toward operation and  
233 maintenance of the system and only toward new improvement or expansion of the system.

234  
235 **No further public comment was received.**

236  
237 **Mayor Woolstenhulme closed the public hearing.**

238  
239 **Councilmember Wilmoth** made a motion to approve the proposed amended budget for fiscal 2021  
240 including the proposed sewer rate increase, CARES Act spending and proposed changes in salary  
241 distribution. **Councilmember Neff** seconded the motion. **All voted in favor. Motion passed unanimously.**

242  
243 **7. JUB Secondary Water Study Findings:**

244 **Brian Deeter:** Reminded the Council that JUB facilitated two grants to fund this study. For this study JUB  
245 looked at the existing city boundaries and growth projections through 2015. At the direction of the City  
246 Council and Mayor, two different scenarios were examined. The scenarios are to provide secondary water  
247 city-wide and the second option is to provide secondary water only to the city recreation complex.

248  
249 For a city-wide system, **Mr. Deeter** cautioned the city to be mindful of possible complications of tying into  
250 an agricultural irrigation system for city wide water. He stated that agricultural systems have demand  
251 that is uniform due to the scheduled timing of "water turns." Residential demand fluctuates throughout  
252 the day and season making it difficult to combine those secondary systems. Combining those systems  
253 could have a negative impact on both farming and meeting the needs of residential watering times. **Mr.**

254 **Deeter** stated that an equalization reservoir minimizes those peaks of demand on a citywide system.  
255 Ideally the reservoir would hold equivalent volume needed for the 2-3 hottest days of the year.  
256

257 The alternate to a city-wide system is to only establish delivery to the rodeo grounds. As a vehicle for  
258 delivery, the North Bench Ditch Co. appears to be several years away. The South Bench Ditch Co. is the  
259 quickest option as they are nearing the start of the construction phase of their piping project.  
260

261 JUB is recommending a combination of the two projects. Most immediate is the connection to South  
262 Bench Ditch Co. The recommendation is to use an 8" line as this will allow for possible citywide  
263 connection at a future date. The estimated construction cost with an 8" line is \$200,000 excluding any  
264 connection and assessment fees.  
265

266 **Councilmember Bowen** asked David Lake if the city would need to buy the meter. **David Lake** stated that  
267 the meter would be included in the connection fee. **Councilmember Bowen** asked if the connection fee  
268 was available. **David Lake** stated that the amount is still to be determined. Because the city is not a  
269 traditional user and is not a shareholder in the ditch company, there is some difficulty in determining the  
270 costs. **David Lake** stated that he would approach the city shortly with an idea of the fees.  
271

272 **Mr. Deeter** stated for the city-wide system that JUB could assist with specific grant funding that  
273 potentially helps fund the three stages of the larger project, the environmental assessment, design, and  
274 partial construction funding. The total cost estimate for the project is \$5.4 million with the city's portion  
275 estimated to be \$1.2 million.  
276

277 **Councilmember Frazier** asked about the financial feasibility of using the reclaimed wastewater from the  
278 sewer system. **Mr. Deeter** stated that to utilize this water the associated costs are estimated to be  
279 \$750,000 upfront with additional annual operating costs.  
280

281 **Councilmember Frazier** asked if the city had enough shares to serve the entire city. **Councilmember**  
282 **Bowen** asked if it would be possible to change the point of diversion for the reclaimed water.  
283 **Mr. Deeter** replied that the city has sufficient water shares and that a point of change would need to be  
284 filed. JUB could assist with this application.  
285

286 **Mayor Woolstenhulme** thanked Mr. Deeter for his comments.  
287  
288

289 **8. RV Rental at the Complex during Winter Months:**

290 **Mayor Woolstenhulme** asked if there is demand for RV rental at the complex. **City Recorder Rydalch**  
291 responded that complex staff are approached regularly about renting RV pads during winter months.  
292 There is a city ordinance that does not allow for living in an RV for longer than 90 days within city limit.  
293 This is not a recommendation to alter that ordinance. The recommendation from complex staff is to  
294 change the city policy for the complex that currently closes the RV pad rentals from Nov.1<sup>st</sup> thru March  
295 31<sup>st</sup>.  
296

297 **Mayor Woolstenhulme** stated that the policy was put in place to protect damage from freezing to the city  
298 utility systems. They Mayor asked for Director Staples input on how to prevent this damage. **Director**  
299 **Staples** responded that it would be the individual RV tenants to ensure proper insulation and that any  
300 damage to the system was the responsibility of the tenant to repair. In addition, the city would not assume  
301 any responsibility for damage to the RV as the result of winter weather hazards. General discussion  
302 regarding black & gray water disposal.  
303

304 **Councilmember Wilmoth** stated that this agreement of liability needs to be in writing. In addition, a  
305 requirement that RV rentals are not accepted for more than 30 days at a time to allow for a re-evaluation



306 of the circumstances. Rentals are not to exceed 90 days in continuity. In addition, only two vehicles are  
307 allowed per RV site.  
308

309  
310 **Councilmember Smart** concurred that there should be an evaluation at the end of each 30-day period.  
311 He stated that council ought to revisit regulations at a future meeting.  
312

313 **Councilmember Wilmoth** made a motion to allow for RV rentals throughout the winter months at the complex  
314 with a monthly rental fee of \$415 to accommodate increased power expense and with the condition that the RV  
315 patron agrees to assume responsibility for any damage incurred to the city property or utility system.

316 **Councilmember Frazier** seconded the motion. **All voted in favor. Motion passed.**  
317  
318

#### 319 9. Pickleball & UDOT Grants- Councilmember Smart

320 **Councilmember Smart** is preparing an application for a grant for Pickleball Courts. He stated that there is a  
321 Pickleball Club that has expressed support and a willingness to teach lessons etc. **Mayor Woolstenhulme**  
322 asked where Councilmember Smart would like to locate the Pickleball Courts. **Councilmember Smart**  
323 stated that the courts could be in a couple of different locations. One area would be near the entrance by  
324 the playground where there is a playing field that is not utilized regularly. The other area could be on the  
325 north side of the parking lot behind the baseball field. The grant application does not require that a  
326 location be determined now. **Mayor Woolstenhulme** asked what costs the city would be responsible for.  
327 **Councilmember Smart** indicated that he did not believe the city would incur costs. **Councilmember**  
328 presented the council with two bids each approximately \$120,000 and \$130,000 for the construction of the  
329 courts. **Councilmember Bowen** asked if there would be installation and operation of outdoor lights for  
330 night play. **Councilmember Smart** stated that lights were not planned for nor included in the application  
331 for the courts. He stated the city's responsibilities regarding construction would be contained to site  
332 preparation i.e. removal of sod and berm material. **Councilmember Smart** asked for the council's approval  
333 to pursue the grant money for the Pickleball Courts.  
334

335 **Councilmember Bowen** made a motion to proceed with the grant application for Pickleball Courts.

336 **Councilmember Neff** seconded the motion. **All voted in favor. Motion passed.**  
337

338 **Councilmember Smart** stated that he would like to pursue a UDOT Grant for a trail from Stevens Grove  
339 along Millrace road. The grant is for 75% of the project funding with 25% to come from city sources,  
340 other grant money or in-kind contributions. **Councilmember Smart** stated that the city's portion could be  
341 an in-kind donation of roto-mill that the city is already in possession of. General discussion regarding the  
342 location of the trail.  
343

344 **Mayor Woolstenhulme** stated this was helpful for pedestrian safety along Millrace road. He added that in  
345 the future the UDOT grant money could be used for bus stops, sidewalks etc.  
346

347 **Councilmember Smart** asked for approval from City Council to pursue the UDOT grant money for the  
348 Millrace trail project. **Councilmember Frazier** asked for clarification that this grant would not cost the  
349 city additional funds. **Councilmember Smart** replied that it would not.  
350

351 **Councilmember Neff** made a motion to proceed with the UDOT grant application for the Millrace Trail project.

352 **Councilmember Wilmoth** seconded the motion. **All voted in favor. Motion passed.**  
353  
354

#### 355 10. Weber Wild Report to Council- Councilmembers Wilmoth & Neff

356 **Councilmember Wilmoth** reported to the council that he and Councilmember Neff's meeting with the  
357 representatives of Weber Wild went well. He stated that there was good discussion and understanding  
358 that came from the meeting. There was discussion of the trail easement along Weber Wild on the current

359 Oakley City Property and explained that this easement was in their best interest particularly regarding  
360 snow removal. The representatives agreed to the trail easement along Weber Wild and voted on the trail  
361 easement that night. **Councilmember Wilmoth** stated that the Weber Wild representatives were  
362 concerned about an area where fill had been placed in the area close to Weber Wild road. The  
363 representatives were hopeful that the trails foundation would be willing to remove the fill at no cost to the  
364 residents of Weber Wild. **Councilmember Smart** indicated that he did not think the request would be a  
365 problem.

366  
367 **Councilmember Wilmoth** stated that there was some additional concern regarding the drainage and  
368 widening of the corner of Weber Wild and Pinion. They would like to have that addressed as soon as  
369 possible. The representatives also expressed that they did not want this widening area to become  
370 trailhead parking. They would prefer that the parking for the trail remain at the trailhead across from the  
371 water bottling plant. **Councilmember Neff** stated that signage for the frontage area along pinion stating  
372 there is no trailhead parking would be appropriate. **Councilmember Wilmoth** added that signage  
373 regarding dogs being required to be on leash and picking up after your dog should also be posted.

374  
375 **Councilmember Wilmoth** asked about the \$8,500 that has been referred to in past meetings and what the  
376 conditions for access to those funds are. **City Recorder Rydalch** stated that the city is in receipt of the  
377 \$8,500 as per the signed development agreement with the city. **Councilmember Wilmoth** asked for  
378 confirmation that the city could move forward with these improvements using these funds. It was agreed  
379 that yes, these funds were currently available and the city could move forward with the improvements to  
380 this area. Further discussion ensued regarding an additional \$5,000 road improvement/assessment fee  
381 that was agreed to by Mr. Wheelwright in the same signed development agreement. It was clarified by  
382 **City Recorder Rydalch** that the city is not in possession of these funds as the \$5,000 amount is payable by  
383 Mr. Wheelwright to the Weber Wild organization for the road. The city is not involved in this transaction.  
384 **Councilmember Wilmoth** asked if the South Summit Trails Foundation would agree to assist with funding  
385 and oversight for the trail easement portion of this project. **Councilmember Smart** stated that yes there  
386 are already funds designated for this area. **Councilmember Wilmoth** stated that he communicated to the  
387 Weber Wild Representatives that the designation of the trail easement allowed for additional monies to  
388 make improvements to the area. Without that designation there would be a missed opportunity for  
389 additional funds.

390  
391 **Councilmember Neff** wanted to make clear to the city that the Weber Wild organization would not be a  
392 traditional HOA but a road district or organization. He is concerned that the residents may go through the  
393 effort to organize and it may not be sufficient for official recognition. **City Recorder Rydalch** stated that  
394 they needed to work with their attorney as far as the legal requirement for organization to qualify for road  
395 improvement grant monies. However, it would be at the city council's discretion as to when sufficient  
396 organization had occurred that would allow for transfer of the city property along Weber Wild to the  
397 organization.

398  
399 **Councilmember Wilmoth** stated that he felt it was appropriate to move forward with the discussed  
400 improvements to the Weber Wild corner and trail easement area. **Councilmember Bowen** asked about the  
401 possibility of Weber Wild still being accessible by horseback. He expressed that the location of the  
402 easement and narrow width could be problematic for horses. **Councilmember Wilmoth** clarified that  
403 because it is public access to National Forrest the road is still accessible by horseback as it must remain  
404 accessible to the public. The intent is to move as much pedestrian traffic off the road to the trail to  
405 facilitate safety since the existing road is so narrow.

406  
407 **Councilmember Frazier** recognized Public Works Director Kendell Staples and asked if he needed any  
408 clarification on the improvements for the Weber Wild/Pinion area. **Director Staples** asked the council for  
409 clarification. He stated that he had met with City Engineer Farley Eskelson onsite and Engineer Eskelson  
410 recommended clean-up of the willow trees and replacement of a buried culvert to facilitate with drainage.  
411 Engineer Eskelson did not see a need currently to widen the corner. Discussion regarding purpose of



412 widening road. A determination was made that Councilmember Wilmoth and Councilmember Neff would  
413 meet with Director Staples onsite to review the improvements that needed to be completed. Items  
414 expected to be covered by this discussion are removal of trees, replacement of buried culvert, inspection  
415 of culvert that crosses Pinion to ensure no blockage, widening and fill of the corner area. The trail  
416 easement will be overseen by Councilmember Smart. Contact with multiple contractors for bids for the  
417 easement work was to be made. Discussion that it was time for the city to prepare and RFP for city  
418 contracting business.

419  
420 A formal motion was unnecessary as these improvements were approved as part of the signed  
421 development agreement with the City of Oakley and Mr. Wheelwright in June of 2019.  
422

423  
424  
425  
426 **11. Regular Business:**

427  
428 **a. Approval of Minutes:**

429 Councilmember Bowen made a motion to accept and approve the minutes from December 18, 2019.

430 Councilmember Neff seconded the motion. All voted in favor. Minutes accepted.  
431

432 Councilmember Frazier made a motion to accept and approve the minutes from February 26, 2020 with stated  
433 grammatical corrections. Councilmember Smart seconded the motion. All voted in favor. Minutes accepted.  
434

435 Councilmember Wilmoth made a motion to accept and approve the minutes from April 8, 2020. Councilmember  
436 Bowen seconded the motion. All voted in favor. Minutes accepted.  
437

438 Councilmember Wilmoth made a motion to accept and approve the minutes from May 5, 2020. Councilmember  
439 Neff seconded the motion. All voted in favor. Minutes accepted.  
440

441 **b. Approval of Payables:**

442  
443 Councilmember Frazier made a motion to approve the accounts payable thru October 28, 2020. Councilmember  
444 Neff seconded the motion.  
445

446 **c. Other Council Items:**

- 447 1. **Street Repairs** – Director Staples stated that two bridge areas were brought to his  
448 attention. The surface and shoulder areas around these bridges need repair before  
449 winter and snowplowing. The bridges are on Boulderville Road and River Road. A  
450 determination that Class C & B monies could be used for these repairs.  
451

452 Director Staples summarized the city's response to the recent complaint for the  
453 road issue on 1000 North. City has repaired the road but will have to hold off on  
454 the repair by the cemetery until spring.  
455

456 Director Staples discussed another drainage issue on the southwest corner of  
457 Pinion where water collects. City Engineer Eskelson recommends placing a sump  
458 pump for drainage in the area. Mayor Woolstenhulme asked about the possibility  
459 of a culvert. Director Staples stated because of the home on the other side of the  
460 road there is no viable drainage area for the culvert. He would like to move forward  
461 with the sump pump. Class B&C road monies may be used. Councilmember Frazier  
462 stated that it looks like we have more B&C road money than originally thought.  
463 Next Spring the city should be able to work on Pinion, 4200 North and possibly River  
464 Road.

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2. Move the City Council meeting scheduled for 11-25-2020 to the week of the 16<sup>th</sup>.

3. City Christmas Lighting Celebration

**Mayor Woolstenhulme** informed the Council that the couple that usually performs as Santa and Mrs. Claus have decided with the ongoing Covid-19 pandemic, that they are choosing not to be taking any engagements this year. **Mayor Woolstenhulme** asked the council for their input on whether to cancel, modify, or hold the celebration.

General discussion took place where sentiments were expressed that it would be acceptable and prudent to cancel this year as well as discussion on how to mark the occasion but be mindful of public health concerns.

Consensus was that staff would present ideas for a modified celebration to council at the next meeting.

Councilmember Bowen made a motion to adjourn the meeting.

Approval is to form this 11 day of November, 2020

  
Wade Woolstenhulme, Mayor

  
Amy Rydalch, City Recorder