



MINUTES

Oakley City Council

Regular Meeting 6:00 PM

January 13, 2021

Public Attendance via Zoom Platform

Anchor Location: 960 West Center Street, Oakley UT

In Attendance:

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

City Staff: City Recorder, Amy Rydalch

Others/Public in Attendance: Jack Walkenhorst, Ron Winterton

1. **Mayor Woolstenhulme** Opened the meeting. The invocation was offered by Mayor **Woolstenhulme**. **Councilmember Wilmoth** led the Pledge of Allegiance.
2. **Public Comment for Items not listed on the agenda:** None
3. **RV Rental Extension – Sue Valdez**
Mayor Woolstenhulme recognized **Sue Valdez**, a tenant of the recreation complex RV sites. **Ms. Valdez** appealed to the Council to stay for an additional 90 days at the RV sites at the complex. **Ms. Valdez** stated that she needs an extension as she currently does not have another location to move to. **Mayor Woolstenhulme** asked Ms. Valdez for her plan regarding a longer-term living situation. **Ms. Valdez** stated that she currently works on a ranch in Francis, Utah and is hoping to move her trailer there at a future date. **Mayor Woolstenhulme** asked for Public Works comments. **Recorder Rydalch** stated that Public Works/Recreation Staff stated that there have been no problems and that she has been a good tenant. **Mayor Woolstenhulme and Councilmembers** reminded Ms. Valdez that the RV sites are not intended to be for long-term use and are primarily for use during events at the complex.

General discussion amongst council and agreement that a 90-day extension is approved with continued adherence to city RV policy.

41 **4. South Bench Ditch Company – Draft Agreement**

42 **Mayor Woolstenhulme** asked Council for general discussion regarding the draft and supporting
43 documentation that had been forwarded to council. **Councilmembers Frazier and Wilmoth**
44 asked if the \$11,000 change order from JUB was included in the \$50,000 connection fee or if this
45 was an additional charge. **Recorder Rydalch** stated that she would get clarification from the
46 ditch company. Further discussion that the \$11,000 is for the construction of the junction for the
47 New Lane lateral. The construction cost of the New Lane lateral from the junction will be the
48 city's responsibility as will overseeing and procuring the contractor for this lateral. **Recorder**
49 **Rydalch** also stated that this agreement is a draft and has not yet been presented to the ditch
50 company. She is awaiting council's approval of the terms before presenting the agreement to
51 the ditch company's representatives. **Councilmember Frazier** asked Council if it had been
52 determined whether a point of diversion was possible and cautioned Council that this should be
53 clarified before proceeding further. General discussion that City Water Operator Hansen, had
54 verified through Aqua Environmental, that this could be done. Council asked that this be
55 verified again.

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57 **Recorder Rydalch** asked Council to review the site map and terms of the contract to confirm
58 that it represented their understanding.

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60 **Recorder Rydalch** will prepare a final version of the agreement and present it to the South
61 Bench Ditch Company for their review and execution. The formal agreement will be presented
62 to council for formal approval at the next regular city council meeting.

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64 **5. Oakley City General Plan – Discussion**

65 **Mayor Woolstenhulme** opened the item up to council for discussion of their review of the
66 Oakley City General Plan revision as prepared by the Oakley City Planning Commission. General
67 discussion that this is the introduction to the Land Use and Development Code that is also
68 currently under revision. **Mayor Woolstenhulme** stated that he appreciated the work that had
69 been done thus far and he felt the revision of the General Plan did an excellent job of describing
70 the vision for Oakley City in the future. **City Recorder** informed Council that Planning
71 Commission was nearly finished with the Land Use and Development Code and will be coming in
72 sections to Council for their review. Planning Commission is hopeful for adoption by March of
73 2021. There will be new maps, a master-planned development process, and new zones.
74 **Councilmember Frazier** asked if there were going to be updated CEDAR Maps with the new
75 code. **Recorder Rydalch** stated that she is not sure on specifically a new CEDAR Map but that
76 there are several new overlay maps prepared by Doug Evans, a member of the Planning
77 Commission. These maps will be coming in front of council soon. **Councilmember Frazier**
78 expressed concern over a provision that would give development density incentives based upon
79 open space. He stated further that open space in exchange for additional density, while well
80 intentioned, can and has historically resulted in weed patches. **Recorder Rydalch** stated that
81 the new Master Planned development process would give City Council much more discretion
82 than in our previous regulations and process for development. **Councilmember Smart**

83 expressed that one of the most important elements included in the revised Land Use regulations
84 in the Master Planned Development process as it affords the City more discretion and influence
85 in the final product. **Councilmember Smart** wants council to be thinking of how to differentiate
86 a minor versus major subdivision for future discussion. An additional item for discussion will be
87 regarding accessory dwellings and requiring a certain lot size to qualify.

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89 **Mayor Woolstenhulme** as part of a broader discussion, the County has asked that each
90 municipality appoint a representative from City Council and Planning Commission to sit on an
91 advisory board to discuss how best to address infrastructure needs in the County areas between
92 the municipalities, particularly in municipal annexation areas.

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94 General discussion on annexation, the process, and current annexation area.

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96 **Councilmember Smart** volunteered to participate as the representative from Oakley City
97 Council.

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99 **6. Regular Business:**

100 **a. Draft Parking Agreement – Dutch’s Service**

101 General discussion regarding the terms of the draft agreement particularly the public
102 safety concern regarding the parking along SR 32. **Mayor Woolstenhulme** suggested
103 that a meeting with the Mayor, Mr. Edwards, and City Recorder take place to discuss a
104 plan and terms for parking.

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106 **b. Franchise Agreement – All West**

107 **Recorder Rydalch** informed the council that the franchise agreement with All West has
108 expired and needs to be updated. The terms of the franchise agreement discusses the
109 terms for excavation and repair work with in the city, specifically the liability, the
110 standards of the work and repair, and the fee and tax for services within the city.
111 Discussion that the city needs update the city code for bonding related to excavation
112 work within the city. **Mr. Walkenhorst** summarized a discussion regarding performance
113 bonds and possibilities for a bond with Oakley City. Projects planned for Oakley City are
114 fiber along Franson Lane, and further fiber work along North Bench Road. There is no
115 anticipation of asphalt cutting for these projects. **Mayor Woolstenhulme** asked
116 Recorder Rydalch to work with Mr. Walkenhorst for the terms of the franchise
117 agreement and performance bond.

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119 **c. Quarterly Budget Update**

120 **Recorder Rydalch** summarized current year spending including CARES act ledger entries
121 and clarification of actual property tax revenues. **Councilmember Smart** asked about
122 the absence of the interfund transfer from the rodeo fund to the MBA fund. **Recorder**
123 **Rydalch** stated that the transfer will happen on January 15, 2021 to be timed with the
124 debt service payment from the MBA account.

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D. Approval of the Minutes:

Councilmember Wilmoth made a motion to approve the minutes dated December 16, 2021.
Councilmember Smart seconded the motion. All voted in favor.

E. Approval of the Payables:

Councilmember Wilmoth made a motion to approve the payables 12-10-2020 thru 1-11-2021.
Councilmember Frazier seconded the motion. All voted in favor.

F. Other Council Items:

1. Discussion with Senator Winterton regarding Hideout annexation and annexation state statute updates. Additional discussion regarding sales and use tax distribution.

2. **Mayor Woolstenhulme** stated that there were personnel issues in front of the council and stated that he would entertain a motion for a closed session as per **Utah State Statute Sections 52-4-205(1)(a) and 63G-7-707-(9)**.

Councilmember Frazier made a motion to move into closed session to interview and discuss potential hiring of an engineering firm for the city. **Councilmember Neff** seconded the motion.

Roll Call Vote:

Ron Bowen	Absent
Joe Frazier	Aye
Dave Neff	Aye
Tom Smart	Aye
Steve Wilmoth	Aye

Motion passed. Meeting went into closed session at 7:25 PM

Closed Session was adjourned at 7:40 PM and Regular open session was reconvened.

Continuation of Item 6.F.2

Mayor Woolstenhulme stated that the city was in receipt of the formal resignation of Councilmember Ron Bowen. **Mayor Woolstenhulme** acknowledged and publicly thanked Councilmember Bowen for his service to the city. The vacancy left by Councilmember Bowen will be opened to applicants interested in serving for the remainder of the vacated term immediately. Interested applicants are to contact City Recorder Rydalch for more information. The appointment will take place in the first City Council meeting scheduled for February 10, 2021.

Councilmember Smart made a motion to adjourn the work session. **Councilmember Wilmoth** seconded the motion.

Approval is to form this 27 **day of** January **, 2020** 21

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A handwritten signature in black ink, appearing to read "Wade Woolstenhulme", written over a horizontal line.

Wade Woolstenhulme, Mayor

A handwritten signature in blue ink, appearing to read "Amy Rydalch", written over a horizontal line.

Amy Rydalch, City Recorder