



**MINUTES**  
**Oakley City Council**  
**Regular Meeting 7:00 PM**

**June 15, 2022**

**Anchor Location: 960 West Center Street, Oakley UT**

**In Attendance:**

**City Administration:** Mayor Zane Woolstenhulme, Councilmembers: Joe Frazier, Kelly Kimber, Dave Neff, Steve Wilmoth, Tom Smart (zoom)

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

**Others in Attendance:**

- 1. Mayor Woolstenhulme** Opened the meeting. **Councilmember Kimber** led the Pledge of Allegiance. The invocation was offered by **City Recorder Rydalch**.
- 2. Public Comment:** This is an opportunity for the Public to address the Mayor and Council with items that are not listed on the agenda. Please limit your comments to 3 minutes. Comments may be submitted prior to the meeting to be read in as part of the official record.

**Tom Schulz & Amy Regan 1064 W. Cow Alley** – Concerned about the current uses allowed at Cattleman’s Hall. Doesn’t feel like they are appropriate for the space or the neighborhood. Noise is their biggest issue and thinks that all amplified music should be banned. Sheriff’s office has been called at least four times. Feels that Cattleman’s Hall has turned the center of town into an entertainment district and night club venue. Event on June 4<sup>th</sup> was the loudest and feels it was irresponsible of the city to allow an event of that size with no oversight. Feels that 250 is too high of a capacity for that building. What is going on there now is unacceptable.

- 3. Becky Edwards, Candidate for United States Senate Representing Utah**

**Becky Edwards** shared a bit of her background with City Council and her appreciation for all the hard work that is put into the rodeo and how much that means to the community, the county, and the state. Has been in the race for a bit over a year. Meeting with folks on their “Yellow Couch Tour”. It is a symbol built of her track record of service in the Utah House from 2009 to

2018. Her commitment is to find common ground with people within the republican party and across the aisle and finding ways to build on that common ground to find solutions.

**4. Presentation: Disaster Mitigation Plan Presentation: Shauna Mecham, Mountainland Association of Government & Kathy McMullin, Summit County Emergency Manager**

**Shauna Mecham** shared that a disaster mitigation protects lives and property. It also saves money, about \$6 for every \$1 spent on mitigation. MAG, at the request of the mayors and county commissioners in Summit, Utah, and Wasatch counties, has created a plan that helps those participating access disaster funding, both and after a disaster occurs.

Mitigation reduces or prevents the damage caused by natural disasters such as earthquakes and wildfires. It involves actions taken before the disaster occurs rather than improving disaster response. Participation in this plan makes jurisdictions and organizations eligible to apply for FEMA grants and receive post-disaster funds.

Areas of interest for Oakley City would be the following:

- Risk Assessment and Maps
- Mitigation Strategies

**Kathy McMullin** shared that is it required by FEMA, but the better the plan the better your justification for your grant application across the board.

**Recorder Rydalch** made City Council aware that this will be going before them for adoption at their next regular session City Council meeting.

**5. David Diehl – Oakley City Activity Proposal: Re-address proposal for Oakley city involvement in summer activities.**

**David Diehl** provided City Council with a follow-up on his Oakley City Activity proposal.

- From a county level, nothing needs to happen. It is all diverted to the city.
- Would like to co-sponsor the event so he could fall under the City's General Liability Policy rather than having to go get his own and some PR.
- Bathrooms could be covered with booth rent.
- 10% revenue share with the city based on the booth space.
- 4 events – two middle Saturdays of July and two middle Saturdays of August.

**Councilmember Frazier** asked if he had an idea of how many booths he would be allowing.

**David Diehl** is hoping for 50-100 vendors this first year, but goal is 50.

**Councilmember Wilmoth** shared he is in favor of the idea but wonders why not the park vs. the empty parking lot. **David Diehl** answered that the dates they are thinking, the facility has already been rented out.

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**Mayor Woolstenhulme** suggested that **David Diehl** get a formal proposal put together so it can go on next week's agenda for formal action.

**Councilmember Neff** asked for clarification on if food trucks would be at this event. **David Diehl** said he would love to have food trucks involved and any feedback from City Council would be much appreciated.

**6. Budget Preview & Mayor's Report: Mayor Woolstenhulme – Presentation of 2022 Proposed Amended Budget and 2023 Tentative Budget.**

**Mayor Woolstenhulme** shared that the proposed budget is based on the justification for the existence of local government. Number one purpose as a local government entity is to provide services for the Public. Mainly public safety, water, wastewater, preserve a sense of community (celebration), issues of local control. The big consideration in the budget is financing the new well, other infrastructure, and employee salary benefit increases, health insurance increases.

**Recorder Rydalch** shared that next week there will be two public hearings.

- 1) 2022 Proposed Amended Budget – bring city spending and money received more in line with the budget
- 2) 2023 Tentative Budget – includes new well financing, proposed employee salary benefit increase, and some items discussed in previous meetings. The 2023 budget also includes some assumptions that will be talked about tonight primarily the property tax revenue. It will be included in the recommendation that **Mayor Woolstenhulme** proposes tonight.

**Mayor Woolstenhulme** shared the tax rates of our neighboring government entities. Oakley City has the second lowest tax rate at .001. **Mayor Woolstenhulme** also shared the following:

- Tax rate formula
- Property Valuation – 52% increase (these are based off official numbers from the Summit County Assessor's office)
  - Current year taxable value was \$250 million
  - Next year taxable value will be \$382 million
- Certified Tax Rates
- Oakley City's Tax Rates – 2 levies'
  - 1) General Operations at .000507 generates \$127,000
  - 2) Bond .000193 generates \$124,000 – last payment was made so this goes away

Oakley City is proposing to keep the tax rate of .001 which means the City will need to go through the Truth and Taxation process to keep the same rate because of the expiration of the bond levy. When the last payment of the 1996 GO bond was made this year, the justification of this levy expired. If the city does a 20-year bond for the new well rather than a 40-year loan,

122 this bond could replace the water bond that was just paid off and in turn save the city some  
123 money from not having to pay interest on a 40-year loan. Keeping the same tax rate allows the  
124 City the flexibility to use the property tax revenue toward payment of the new USDA Well  
125 financing as well as other infrastructure should the Council elect.

126 General discussion by Councilmembers regarding the need to retain those funds lost to the  
127 bond levy because of the infrastructure needs of the City.

128 **7. Councilmember Reports: Time Permitting**

129 **Councilmember Wilmoth** reported on the Jr. Rodeo and that it now has a sponsor. Ballerina  
130 Farm has offered to provide chickens, but they want them back. Idea is to provide money to the  
131 kids that catch the chickens. Council decided to give \$10. Rough stock sign up is going to be a  
132 lottery system this year.

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134 **Councilmember Neff** reported that the last Rodeo Committee meeting is tomorrow. He and  
135 **Councilmember Smart** met with a couple of landowners with the trail system. He will have Tom  
136 report more on that at the next meeting.

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139 **Councilmember Kimber** asked about a Councilmember schedule of where they need to be or  
140 how they can help. **Recorder Rydalch** informed him that Paulette Snapp had been working on a  
141 list for ticket takers and the head usher has been into the office, but any help around the ticket  
142 office and front gates around 7:30 PM would be appreciated.

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144 **Recorder Rydalch** informed them that the Councilmember float needs to be finalized.  
145 Stagecoach needs to be scheduled out well in advance. Shirt packages, credentials, coat, and hat  
146 can be picked up.

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148 **8. In accordance with the Utah State Code Annotated: The Oakley City Council may elect to enter**  
149 **closed session to discuss the purchase, exchange, or lease of real property. UCA 52-4-205(d)**

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151 **Councilmember Wilmoth** made a motion to go into closed session. **Councilmember Neff**  
152 **seconded the motion.**

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154 **Roll Call Vote:**

155	<b>Councilmember Kimber</b>	<b>Aye</b>	<b>Councilmember Neff</b>	<b>Aye</b>
156	<b>Councilmember Frazier</b>	<b>Aye</b>	<b>Councilmember Wilmoth</b>	<b>Aye</b>
157	<b>Councilmember Smart</b>	<b>Aye</b>		

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159 **8:22 PM went into closed session**


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161 **9:38 PM Council re-entered regular session**

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**9. Adjournment**

Approval is to form this 12 day of October, 2022

  
Zane Woolstenhulme, Mayor

  
Amy Rydalch, City Recorder