



Oakley City Council Meeting
Monday May 20, 2019
Oakley City Town Hall
6:00 p.m.

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8 **Attending:** Mayor Woolstenhulme, Councilmembers Tom Smart, Lorrie Hoggan, Craig Rydalch, Joe Frazier, and Steve
9 Wilmoth

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11 **City Staff:** Amy Rydalch, City Planner, Abigail Morrison, City Recorder

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13 **Others Attending:**

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15 **Excused:**

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17 1. Call to Order and Roll Call,
18 2. Preliminary Items
19 A. Welcome and Introductions
20 B. Pledge of Allegiance and Prayer
21 C. Approval of Minutes –
22 a. March 25, 2019

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24 *Councilmember Wilmoth made a motion to approve minutes for March 25, 2019. Councilmember*
25 *Hoggan seconded. Motion passed (5-0).*

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27 **3. NEW BUSINESS**

- 28 A. Approval of New Hire Oakley City Recorder.

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30 *Councilmember Rydalch made a motion to appoint Abigail Morrison as the Oakley City Recorder. Councilmember*
31 *Wilmoth seconded. Motion passed 5-0.*

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33 B. Tera Ames – Youth Council. Ella Spencer gave an update of recent activities and asked if they could help
34 with any 4th of July Festivities. Mayor Woolstenhulme said they could help with the Youth Rodeo or the
35 Patriotic Program. Councilmember Smart said they need volunteers for the special needs volunteer on
36 Wednesday. Mayor Woolstenhulme and the Council provided opportunities and options for the Youth
37 Council to help with.

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39 C. Report and Approval of Bills to be Paid

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41 *Councilmember Frazier made a motion to pay the bills. Councilmember Smart seconded. Motion passed 5-0.*

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D. **Code Enforcement** – Councilmember Rydalch brought up the code issues involving large equipment being stored on private property without conditional use permits. Concerns about the way the dumps are used and how-to police them were raised. Amy Rydalch, City Planner, said that rules around how to use dumpsters and land can be regulated with conditional use permits. Those permits are tied to the property. Ms. Rydalch asked if the city has fines to impose on those violating code. Councilmember Frazier said that he has drafted a fine schedule. There was discussion about reviewing the General Plan and updating City Code. Mayor Woolstehnhulme said that Oakley City could contract with Summit County to get law enforcement to help with enforcement. The Council and Ms. Rydalch discussed ways that conditional use permits, and fines could be used to help bring the city up to date with the City Code. There is a need to deeply review the General Plan and City Code so that it can be updated as needed and then be enforced more consistently.

Councilmember Hoggan asked specifically about the conditional use permit for the Heigl property. Ms. Rydalch stated that the Planning Commission met on March 27, 2019 and they sent a letter to Badlands Ranch. They have spoken with members of both parties and some of the issues previously raised may not have been accurate. Ms. Rydalch stated that they will be meeting again in June. All conditional use permits must come before the Planning Commission.

E. **Proposal on Speed Limit Signs** – Councilmember Rydalch provided a report on options for encouraging and enforcing safe speed zones. Councilmember Rydalch stated that a representative from SafePace inspected the city and recommended installing six speed limit signs that display how fast a person is driving. The cost would be \$6,300 for two signs. Councilmember Wilmoth asked what the advantage is and if they county could assist in paying. There was discussion about funding possibilities timelines. Questions were raised about installing only two signs or installing speed bumps. Speed bumps cost \$20,000. The council discussed looking into a portable trailer. There was discussion about using grant money, DC Road Money, or the Civic Club. Councilmember Hoggan will check with the Civic Club.

F. **Update on Wheelwright zone change**

Ms. Rydalch stated that Mayor Woolstnhulme, Councilmember Smart, and she met with representatives from Weber Wild, Pinion Lane, and other related parties. There was consensus that residents along Weber Wild Road are open to the 23-foot easement. There was a great deal of discussion and contention over drainage issues. Ms. Rydalch stated that drainage issues do not need to be addressed immediately, but at the subdivision stage. Residents along River Lane said there is a safety issue because there is no turn around on the road. Mr. Wheelwright was not required to, but did provide a proposal for the turnaround. With the zoning change the city would entitle Mr. Wheelwright, and Mr. Wheelwright is willing to provide concessions in return. Councilmember Wilmoth stated that what Mr. Wheelwright is willing to give back is generous. Councilmember Smart suggested that the city could possibly ask for more because the property will be worth more money with the zoning change. The Council discussed whether the concessions were enough. Mayor Woolstenhulme said that the residents are not as concerned with a few more houses going up, but the safety of their road. Residents would welcome the opportunity for improvements. The Council discussed issues to do with Weber Wild Road maintenance and the need for coordination among those residents. Ms. Rydalch suggested that they could form a road district. Right now, residents own half the road and the other half is not claimed. Councilmember Rydalch expressed concern with the city owning 23 feet of road along a private road. There was discussion about the cost and allowances necessary for the road. She also stated that if the city moves forward with the condition in place, the city can act more in accordance with city code and ask residents and landowners to be cognizant of trails and pathways. This is an area that the city could enforce more in the future.

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Councilmember Rydalch raised the issue of drainage and access. Councilmember Wilmoth said that if there is a subdivision, Mr. Wheelwright will have to bring in an engineer to address issues. Ms. Rydalch raised another issue to do with access. Mr. Wheelwright is proposing access from Pinion for Lot 1. The other three lots will be accessed at the top of Weber Wild. Mr. Wheelwright is proposing a secondary access point for construction. Ms. Rydalch stated that this is concerning to residents. The council discussed the access points and potential issues. Councilmember Wilmoth suggested making it a construction-only access point. Councilmember Frazier suggested that he is in favor of the zoning change because it can help 27 people along Weber Wild Road in the future.

G. Potential Annexation for Clawson & Heigl

Ms. Rydalch stated that this is an acknowledgement that the council has received the petition on May 2, 2019 and stated that the city needs to acknowledge that they are in receipt of that petition, and that the city can move forward. They have a grandfathered subdivision approved through the county that allows for 11 unites and they would like to become A – 5 zoning to hook up to water. It would take the density down to nine. Mayor Woolstenhulme stated that it may be eight. Ms. Rydalch displayed a map and pointed to a peninsula would be a part of the annexation. Oakley City would be required to get permission from the county to annex because it makes it an island.

Councilmember Wilmoth made a motion to accept the petition for the Clawson Heigl annexation. Councilmember Hoggan seconded. Motion passed (5-0).

H. Tentative Budget 2019-2020 presented to the City Council for review, adopt and set a date for the public hearing

Blake Frazier, former Oakley Mayor and 2019-2020 Budget Architect, presented a document with the proposed 2019-2020 Oakley City Budget. Mr. Frazier emphasized that the city needs to take care to only spend money that it has budgeted for. All money from grants, bonds, and any other source must to be accounted for. The city can do emergency projects and amend the budget later, but any change must be discussed in a City Council Meeting. The city has had issues with fund balance for the last 4-5 years.

Mr. Frazier discussed the six budgets contained within the presented document: building authority, general fund, capital projects fund, water fund, sewer fund, and the rodeo fund. Projected revenues for next year are \$870,000. Mr. Frazier went through the budget document with the city council. Mayor Woolstenhulme raised an issue with business licenses and the need to follow up with them. Mr. Frazier raised some issues with how money is spent from various funds and the need to make transfers. It was discussed that the Rodeo Committee needs a working budget and that money for sponsors needs to be more closely monitored. Mr. Frazier provided specific numbers for all budgeted items.

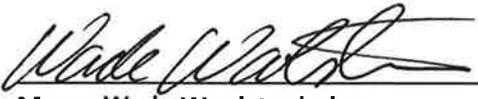
Councilmembers asked follow-up questions to Mr. Frazier about specific budget items. There was discussion about large expenses such as the sewer and well repairs. Mr. Frazier suggested increasing sewer fees to cover costs. The 4th of July Rodeo and Celebrations have increased the purse money and this, along with other increasing costs, has necessitated possibly raising some fees. Sam Aplanap, Rodeo Committee member, provided information about sponsorships for the Rodeo and other rising costs.

Councilmember Rydalch made a motion to approve the tentative budget as amended. Councilmember Wilmoth seconded. Motion passed (5-0).

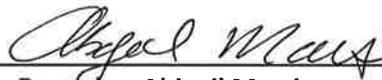
- 138 4. REGULAR BUSINESS
139 A. Council and Department Reports
- 140 1. Water
 - 141 2. Sewer-Update on Treatment Facility
 - 142 3. Roads and Transportation
 - 143 4. Planning and Zoning
 - 144 5. Building Permits
 - 145 6. Parks and Recreation-Budget for Recreation Complex
 - 146 7. Buildings and Grounds
 - 147 8. City Property and Trust Lands
 - 148 9. Economic Development
- 149 B. Mayor and Administrative Report
- 150 C. Financial Upcoming Events, Planning and Scheduling
- 151 D. Standing Committee Reports and Appointments
- 152 5. Closed Session

153 **Minutes accepted as to form this 15 day of August, 2019**

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Mayor Wade Woolstenhulme



City Recorder, Abigail Morrison