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4 **Oakley City Council Meeting**  
5 **Monday, June 10, 2019 6:00 PM**  
6 **Oakley City Town Hall, 960 W. Center Street, Oakley UT**  
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8 **Attending:** Mayor Woolstenhulme, Councilmembers Joe Frazier, Lorrie Hoggan, Steve Wilmoth, and Tom  
9 Smart

10  
11 **City Staff:** City Treasurer Konni Thompson & City Planner Amy Rydalch  
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13 **Others Attending:**  
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15 **Excused: Councilmember Craig Rydalch**  
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17 **1. Call to Order and Roll Call Lorrie Hoggan & Wade**  
18

19 **2. Preliminary Items**

- 20 A. Welcome & Introductions: Mayor Woolstenhulme  
21 B. Pledge of Allegiance & Prayer: Pledge by Mayor Woolstenhulme and prayer Rajan Zed  
22 C. Approval of Minutes – Will be approved at a later date  
23 D. Report and Approval of Bills to be paid. Councilmember Hoggan made a move to pay the bills.  
24 Councilmember Frazier seconded. Motion passed 4-0 (Councilmember Rydalch was excused from voting)  
25

26 ***Councilmember Hoggan made a motion to pay the bills. Councilmember Frazier seconded the***  
27 ***motion, all voted in favor***  
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29 **3. Public Hearing -**  
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31 Blake Frazier gave an update on the proposed budget. He stated that there may be some changes in  
32 the future, particularly with employee compensation and benefits. Mr. Fraizer talked about city  
33 equipment that is used for maintenance. There is a current proposal to lease two mowers for the  
34 park facility and sell the older equipment. Mayor Woolstenhulme said that there has been recent  
35 discussion with concerning engineering concerning the water and sewer and what needs to be  
36 prioritized. Mr. Frazier and City Treasurer, Konni Thompson, said they had reached out to Brian  
37 Baker, a Zions Bank representative to check on the status of the bond that pays for these projects.  
38 There was discussion about bond money and ensuring that the city knows how to book it. Specific  
39 bond money must be spent within two years. Oakley will have \$196,000 in unrestricted funds. Legally  
40 a city can have up to \$225,000 in unrestricted funds. Capital fund had a transfer from the general  
41 fund in the amount of \$63,500. This included grant money that is used on the trails. Parks and  
42 Recreation are \$75,00 for the next year. The amended amount in the sewer fund is \$300,000 from

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43 capital. The goal is to have this fund operate on its own. Councilmember Hoggan asked how many  
44 years is left on the Municipal Building Authority and Mr. Frazier and Mayor Woolstenhulme informed  
45 her it is two years. Mr. Frazier pointed out that the GO Bond will be gone at the same time. With a  
46 GO Bond one can levy a tax equal to the payment. In 2022 the bond will go away, but Mr. Frazier  
47 recommends keeping the tax rate the same. It will not be an increase but maintain the same  
48 payment.

49  
50 The sewer fund has been running at a negative balance since it was started and an increase in fees is  
51 needed. Mr. Frazier recommended increasing rates by \$10-25. There was general discussion about  
52 specific budget items and rates. Please see attached 2019-2020 budget for each item.

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54 Public Hearing – no comments

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56 Council to adopt the proposed tentative budget for the fiscal year 2019-2020 by Resolution No. 2019-  
57 02. A Resolution (1) Amending the Budgets of the City of Oakley for the fiscal year beginning July 1,  
58 2018, and ending June 30, 2019. (2) Adopting a Budget for the City of Oakley for the fiscal year  
59 beginning July 1, 2019 and ending June 30, 2020.

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61 *Councilmember Frazier made a motion to adopt Resolution 2019-02 amending the budget for 2018-*  
62 *2019 and adopting the new budget for 2019-2020 Councilmember Hoggan aye, Councilmember*  
63 *Frazier aye, Councilmember Wilmoth aye, Councilmember Smart aye. Resolution passed with all in*  
64 *favor, 4-0 (Councilmember Rydalch was excused from voting).*

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66 Public Hearing – Oakley City is proposing an increase of the monthly charge for sewer services to all  
67 City sewer customers from \$45.00 per residential equivalent (RE) to \$55.00 per RE effective July 1,  
68 2019.

69  
70 No public comments.

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72 *Councilmember Smart made a motion to approve raising the sewer rates to from \$45.00 to \$55.00 a*  
73 *month. Councilmember Wilmoth seconded the motion. Motion passed 4-0 (Councilmember Rydalch*  
74 *was excused from voting).*

#### 75 76 77 **4.New Business**

##### 78 79 **A. City Council is set and approve the 2019 Certified Tax Rate**

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81 The current rate for 2019-2020 is .000629 for the General Fund .000618 for the Bond Sinking Fund  
82 for a total of .001247 that will generate an estimated revenue of \$248,289. See Attachment B for  
83 details.

84  
85 *Councilmember Frazier made a motion to approve the 2019 Certified Tax Rate. Councilmember*  
86 *Wilmoth seconded the motion. Motion passed, 4-0 (Councilmember Rydalch was excused from*  
87 *voting).*

##### 88 89 **B. South Summit School District – Suni Woolstenhulme**

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90 Suni Woolstenhulme stated the South Summit School District is still looking to put a proposed bond  
91 for \$75 million on the ballot this November. Last time it was \$58 million. This new proposal would  
92 include funding various sports and funding for 750 students (grades 9-12). The school would go on  
93 248 by behind Weller Recreation on seven acres. It is currently Summit County land, but it will be  
94 annexed into the city of Kamas. It is proposed that the current elementary school building would be  
95 used for grades pre-k –2, the middle school for grades 3 – 5, and the high school for grades 6 – 8.  
96 There was discussion about the proposed plan and the areas it would serve. If the proposal does not  
97 pass, portable classrooms would most likely be necessary.  
98

### 99 C. Wheelwright Zoning change & development agreement

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101 City Planner Amy Rydalch stated that again Mr. Wheelwright has come before the board to ask for  
102 the zone change on his property. There was a community meeting with Mayor Woolstenhulme,  
103 Councilmember Smart, City Planner Amy Rydalch, and representatives of each of the affected  
104 districts who met together to discuss the zoning change with the developer, Mr. Wheelwright, and  
105 his engineer. Ms. Rydalch pointed to proposed survey changes in a packet depicted in Attachment C.  
106 Mr. Wheelwright is proposed a change from SL- A 40 to SL – A5. He would be entitled to six lots  
107 under that zoning change, but is only seeking four lots of density. The developer agreed to address  
108 any drainage issues that arise, provide the city with a mitigation plan, and pay the city \$1,000 to the  
109 engineer to work on behalf of the city to address drainage issues at the intersection between Weber  
110 Wild and Pinion Lane. The city will have to pay for any cost about \$1,000. Access to Lot 1 will be from  
111 Pinion Lane, access to Lots 2-4 will be from Weber Wild Road. Secondary access from Pinion Lane will  
112 be restricted to emergency, construction, and agricultural access. The developer has agreed to the  
113 following concessions:  
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- 115 • 23 feet along Weber Wild road to the city
- 116 • \$8,500 toward the improvement along Weber Wild and Pinion Road area
- 117 • 15 foot strip of land along Pinion Lane to the city
- 118 • Easement across the property to Dominion Energy
- 119 • Will pay for annual share of assessments for weber wild road and a one-time donation of  
120 \$5,000
- 121 • An easement onto the property for a turnaround along lot 56 (approved by the fire chief)  
122

123 All fencing will be done at the developer's expense. Councilmember Hoggan raised questions about  
124 the cost of engineering to the city. There was discussion about the drainage issue in the area and  
125 possible solutions. Tom has went over and looked at the property and will that solve the problem.  
126 Councilmember Wilmoth expressed concern over how many lots Mr. Wheelwright will be granted.  
127 Ms. Rydalch informed the council that they have control over how many lots are created in this  
128 agreement and that the zoning change discussed today would be made permanent if they vote in  
129 favor. There was discussion about Weber Wild Road (which is not an Oakley City road) and that the  
130 residents in that area will have to form their own HOA to make decisions.  
131

132 *Councilmember Smart made a motion approve the zoning change to approve the applicants request*  
133 *for parcel 020T201 from SL-A40 to SL-A5 contingent upon, and not taking effect until all of the*  
134 *agreements have been enforced by June 10, 2019 with the following conditions forthwith and is*  
135 *signed and recorded. Councilman Frazier seconded. Passed 3:1 (Lorrie Hoggan voted against).*

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**D. Water Connection for Development homes in Annexation Area**

Ms. Rydalch said the city may want to investigate annexing homes that are in Oakley’s annexation area, but are currently county land. The city may want to look at an arrangement with the county to have them connected to the city water and sewer system. It would increase user fees, hookup fees, and if the city provides it for a year they can initiate annexation. There was discussion about how the annexation would affect roads and other services.

**E. South Bench Ditch – David Lake**

David Lake shared information South Bench Ditch. Mr. Lake raised issues relating to water shares and reservoir water. Mr. Lake stated that they are considering leasing the water to pay for pipe and materials. They can lease the water to anyone who gets water from Weber River. Mr. Lake shared details of a proposal to lease the water. Mr. Lake proposed that the council do an investigation into exactly how much water the complex takes and consider using South Bench Ditch water. If the city opts to connect now, the construction fees may be lower. The city can connect at a later date; however, it may be at a higher cost. The council discussed and asked Mr. Lake more questions about details of the water shares. City councilmembers discussed water usage and needs. Please see Attachment C for details on the proposal.

**F. Updates on Councilman duties for the 4<sup>th</sup> of July**  
The mayor went over the duties with the board.

Councilmember Smart went over grant items and discussed ideas of grants to apply for and how to apply the money.

It was proposed to change City Council Meetings from Monday to Wednesday starting July 1,2019. *Councilmember Wilmoth made a motion to change the meeting time to Wednesdays. Councilmember Hoggan seconded. Motion passed 4-0 (Councilmember Rydalch was excused from voting).*

***Councilmember Frazier made a motion to adjourn. Councilmember Wilmoth seconded the motion, all voted in favor***

***Meeting adjourned***

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



**Mayor Wade Woolstenhulme**



**City Recorder, Abigail Morrison**