



MINUTES

October 9th, 2024

Oakley City Council

7:00 PM

Oakley City Hall

Zoom Meeting Platform

Meeting ID 820 258 4629

Passcode 777869

Anchor Location: 960 West Center Street, Oakley UT 84055

In Attendance:

City Administration: Mayor Zane Woolstenhulme; Councilmembers: Joe Frazier, Kelly Kimber, Tom Smart. *Steve Wilmoth, Dave Neff -Absent.*

City Staff: City Recorder, Amy Rydalch.

Other City Administration: None.

Members of the Public: In Person: Sheri Frazier, Susan Neff, Heidi Smart, Steve Neff, Aaron Nieman, Tiny Woolstenhulme, Kris Kellog, Nicole Brown
Via Zoom: Rick Shapiro, Jody McNulty, Krista, Cynthia Crofts.

1. Mayor Woolstenhulme opened the meeting.

- Invocation: **Mayor Woolstenhulme**
- Pledge of Allegiance: **City Recorder Rydalch**

2. PUBLIC COMMENT: Mayor Woolstenhulme addressed the Public with instructions the City's Official Statement regarding the potential sale of the Elk Meadows property into the record:

None Received.

3. CONSENT CALENDAR

- Minutes**
- Wreaths Across America Request**

42 Councilmember Frazier motioned to approve the Consent Calendar. Councilmember Smart seconded
43 the motion. All voted in favor. Consent Calendar Items Approved.

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4. WINTER WATER EXEMPTION

Mayor Woolstenhulme summarized the winter water overage exemption that was in place for the previous year. Due to redundancy in water supply, the need for agricultural users and some residential users need to keep water flowing due to possible freezing of water lines the Council waived overage rates for the 2023-024 Winter water season. Council is to decide if they want to approve the exemption for the 2024-2025 winter water season.

City Recorder Rydalch provided Council with data showing the winter usage, the forgone revenue, and the number of accounts that had overage usage in the winter months.

Councilmembers expressed a willingness to grant the exemption due to redundancy in the City's water supply but would like to review the data in the early summer of 2025 and possibly draft a better policy to address the winter watering issues.

Councilmember Frazier motioned to continue the winter water exemption for the 2024-2025 winter water season. Councilmember Kimber seconded the motion. All Voted in Favor. Winter Water Overage Exemption Approved for the 2024-2025 season.

5. PRIVACY SPACE POLICY

Recorder Rydalch introduced a draft document for a privacy space policy that is now required by recent updates to State legislation. She explained its purpose and the various sections of the policy. It included definitions, compliance requirements for new and existing bathroom facilities and enforcement procedures.

There was additional discussion that there may be a need for the addition of changing tables in men's and women's restrooms to make sure the City is in compliance with current state law.

Recorder Rydalch will verify with Public Works Director, Kendell Staples to make any necessary changes to comply.

It was agreed that the Plan would be added to the next regular meeting for formal approval.

84 **6. CIVILITY POLICY AND RULES OF DECORUM:**

85 **Recorder Rydalch** introduced drafts of a civility policy and rules of decorum. She emphasized the
86 need for and importance of respectful interaction. She explained that this policy was
87 recommended by the City’s legal counsel and lays out expectations for all parties when involved in
88 conducting City business, particularly in Public Meetings. The policy includes guidelines for public
89 meetings, enforcement protocols, and potential actions for non-compliance.

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91 **Councilmembers** discussed the need for a civility policy and how best to make it visible and
92 available for public viewing. It was suggested that the policy and rules are posted in relevant
93 areas such as the front office, Councilroom, and the Complex.

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95 **Recorder Rydalch** stated that the draft policy needs to be updated to include language for
96 participation through digital media and online meetings. She will add the language to the drafts
97 and include them in the Council’s materials for a second reading at the next meeting.

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99 **7. CELEBRATION COMMITTEE DISCUSSION:**

100 **Mayor Woolstenhulme** and **Councilmember Frazier** discussed the current assignments of
101 Councilmembers regarding the Celebration and possible restructuring of those areas.

102 **Councilmember Frazier** is recommending that a committee be organized by assigning specific
103 areas to each councilmember who is then responsible for recruiting community members to
104 organize that specific task of the Celebration. Those members would then become part of the
105 larger Celebration Committee.

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107 It was discussed that this is the 90th year of production and the Celebration deserves some special
108 emphasis. **Councilmembers** are to review the proposed committee assignments and come
109 prepared to structure the committee at the next meeting. **Councilmember Frazier** will bring a
110 more “fleshed out” proposal for the committee to the next meeting.

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112 **8. COUNCILMEMBER & DEPARTMENT REPORTS:**

113 **a. MAYOR’S REPORT:**

- 114 **i. Minor Amendment CUP for Chateau Recovery:** Updated Council on the progress
115 of the Minor Amendment Application for Chateau Recovery and Elk Meadows.
116 The City Planner and Recorder have taken the public’s suggested conditions, along
117 with some the City would like included, and met with our attorney who is working
118 on the amendments to the existing conditional use permit. Conditions that are fair
119 and reasonable will be included in the document.

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121 **b. COUNCILMEMBER REPORTS: NONE.**

122 **c. RECORDER ITEMS:**

123 **i. 2025 RODEO TICKETING AND COMMITTEE RECOMMENDATIONS –**

124 **Councilmember Neff and Recorder Rydalch** reported on the recommendations

125 from the Rodeo Committee. The committee is recommending selling all rodeo
126 tickets at \$30/ticket with no discount for locals, officials etc.
127 Additional recommendation to change in-person sale dates. **Mayor**
128 **Woolstenhulme** recommended to Council that the recommendations get tabled
129 and after review with staff bring back a proposal for approval at the next City
130 Council meeting.

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132 ii. **Policy Priority List:** reminded Council to submit their priority for which policies
133 have the most urgency and to email them to her. **Mayor Woolstenhulme**
134 mentioned that the City needs to update or draft a formalized Conflict of Interest
135 Policy and recommended this be one of the first items addressed.

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137 **9. CLOSED SESSION: Pursuant to Utah Code Annotated 52-4-205(d).**

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139 **Councilmember Smart** motioned to go into closed session. **Councilmember Neff** seconded the motion.
140 All Voted in favor. The **Council entered Closed Session.**

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142 **8:07 PM Council went into closed session.**

143 **8:50 PM Council re-entered Open Session.**

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146 **10. DISPOSAL OF SURPLUS CITY PROPERTY (LESS THAN .25 ACRES)**

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148 **Councilmember Smart** motioned to declare a portion of City Property, approximately 0.07 acres or
149 3,076 sq. ft., along New Lane Road in front of OT-237 as surplus property and sell said property to Mr.
150 Aaron Niemann for \$7,000. The legal description for this property is to be based upon the 2021 survey
151 performed by High Mountain Survey. **Councilmember Frazier** seconded the motion. **All voted in favor.**
152 **Motion approved.**

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154 **Mayor Woolstenhulme** as a matter of record, stated that no public hearing was required for this sale
155 due to the size of the property being sold and follows city regulations regarding the disposal of property.

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157 As a courtesy, **Mayor Woolstenhulme** acknowledged members of the public online, Kent and Sheri
158 Kaye Leavitt for comment.

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160 **Sheri Kaye Leavitt** expressed frustration and concern regarding the property being sold to Niemanns. She
161 referenced the historical conflicts with Mr. Nieman and the issues with access to their property.

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163 **Councilmembers** and **Mayor Woolstenhulme** acknowledged their concern.

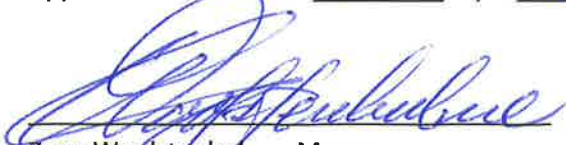
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165 **Mayor Woolstenhulme** adjourned the meeting.

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Approval is to form this 13 day of NOVEMBER, 2024.


Zane Woolstenhulme, Mayor


Amy Rydalch, City Recorder