



**MINUTES**

June 12, 2024

Oakley City Council  
Regular Session 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: Kelly Kimber, Joe Frazier, Tom Smart. Dave Neff, Steve Wilmoth.

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

**Other City Administration:**

**Members of the Public:** In Person: Dick Woolstenhulme, Shea Trivett, Sam Aplanalp, Richard Bliss, Doug Evans, Blake Frazier, Kathy Sorensen, Ed Sorensen, Karen Scheible, Don and Cha Cha Weller, Kelly Edwards, Rebecca Roberts, Christopher Wilson, Tiny Woolstenhulme, Brett Denney, Tyson Jex, Bonnie Jones, Inga Russell, Kathy Lyne Jones. Via Zoom: "Larry," "Krista," "Samsung Phone."

**1. Mayor Woolstenhulme** opened the meeting.

- Invocation: **Councilmember Kimber**
- Pledge of Allegiance: **Councilmember Smart**

**2. PUBLIC HEARING: DISPOSAL OF CITY-OWNED REAL PROPERTY**

**Mayor Woolstenhulme** presented the three different parcels or portions of parcels that are included in the public hearing notice.

- a. **Portions of City-Owned Parcels in the City Center Area OT-50-A-X and OT-41-Xare** included in the public hearing to cover the City's bases regarding public input, and public hearing requirements. These parcels have undergone lot line adjustments since the

42 time of the original public hearing regarding the City Center North development and to  
43 ensure that all intended property for development in the City Center North has been  
44 property noticed and meets the requirements of law for disposition of city real property  
45 these small areas were included in the public hearing for this meeting.

- 46 b. **Portion of Parcel RVE-1-X:** Portions of the complex parcel located off of New Lane Road  
47 and the east entrance to the complex and a portion of the land behind the bucking  
48 chutes/outdoor arena that has been leased to Tiny Woolstenhulme.
- 49 c. **Portion of Parcel OT-270-X:** North West portions of the parcel off of Boulderville Road is  
50 under consideration for a conservation easement which may or may not involve  
51 consideration of conservation burial.

52  
53 **After explaining the time limitation of three minutes and a request for decorum and**  
54 **civility, Mayor Woolstenhulme opened the Public Hearing.**

55  
56 **Comments received for this portion of the meeting are taken directly from the transcript of the**  
57 **audio recording of this meeting.**

58  
59 **Stacy Kaminer, 1000 East 5200 North, Oakley UT:** "What is Summit Land Conservancy  
60 offering Oakley for the protection of those lands. And since right now, the big piece is part  
61 of the municipality, which I understand it being part of the municipality, allows for  
62 cemeteries, if Summit Land Conservancy is actually in control of that and not the city of  
63 Oakley, then does that automatically transfer to them, or do they have to go through a  
64 public hearing process in order to pursue what they want to put on that land, and what  
65 studies have been done with regard to that, just because of the fact that the new wells are  
66 like right above it, and as you said, the water shed areas right next to it, and the river runs  
67 right by it, and also that aquifers on that land.

68  
69 **Mayor Woolstenhulme addressed Ms. Kaminer that these type of questions regarding the potential**  
70 **use of City land for conservation burial would be addressed in future City Council meetings and an**  
71 **open house to be held in the future regarding the proposal from Summit Land Conservancy.**

72  
73 **Dick Woolstenhulme, 4200 North 975 West, Oakley UT:** "My concern is, on any of that  
74 property that you're thinking about selling, is it going to be appraised and put out to the  
75 public for anybody to bid on, and the other the property over there to the rodeo grounds,  
76 was bought for the celebration and the rodeo production. And if you go selling that off  
77 down the road, you may regret it when we don't have any place to put in stock."

78  
79 **Mayor Woolstenhulme addressed Mr. D. Woolstenhulme that the city is required by city code to**  
80 **receive at least fair market value.**

81

82 **Blake Frazier, 4951 North 50 West, Oakley UT:** "I see no reason to be dealing with Summit Land  
83 Conservancy on the property up the canyon. The City owns it. We control its destiny. We don't  
84 need to put it in a conservation easement. The property up where the springs are is already in a  
85 water preserve. You can't do anything up there already. You've got that in place years ago, but it  
86 doesn't make sense to me to put a third party somewhat in charge of our own property,  
87 and it doesn't make sense to me to sell that property up there until the city knows where it's  
88 going in the next 20 or 30 years. That's a valuable piece of property, and to parse meal it out  
89 does not make any sense. As far as the property down at the park, I can understand the one  
90 little parcel up in the corner, maybe good industrial property, but the other larger piece of the  
91 property, as Dick said, that was brought of for possible sale years ago and the rode committee  
92 through an absolute fit, because they needed it for livestock. And that that's the intent of that  
93 parcel, and I think it needs to stay where it is.

94  
95 **Kelly Edwards, 246 West 4400 North, Oakley UT:** "just down the stream for this green burial  
96 with a 300 foot well. I'm nervous about, I don't know that the studies have been done enough.  
97 I'm completely against what's happening to Oakley. Why this has been turned down, I believe by  
98 the City Council in the past, I might be wrong, but I think the City Council has already rejected  
99 this offer, and I don't think enough study done, and I just think it's kind of not right so close  
100 (to)the river, and I'm not against cemetery, but let's put them on the hill and out of the way.  
101 The Conservancy has had a lot handed to them in the last few years. I think enough is enough.

102  
103 **Rebecca Roberts, 883 Pinion Lane, Oakley UT:** "Good evening. My name is Rebecca Roberts. I  
104 live at five, 833, pinion lane, and I'm wondering if the point of this piece of property is to protect  
105 it and conserve it. We, I agree. Don't need the summit Land Conservancy. We can do it  
106 ourselves."

107  
108 **Bonnie Jones, 400 West 4400 North. Sorensen Lane, Oakley UT:** "I think you all already know  
109 how I feel about this based on the email I sent you, but (on) further reflection, I don't  
110 understand. I would like to know what's prompting you to make a sale. I would like to  
111 understand why you would want a third party controlling something that Oakley already owns.  
112 It makes no sense to me that you would do that, and I also don't understand why you're so  
113 intent on a green cemetery. It's my understanding that this was also targeted at the Franson  
114 Lane property and was shot down. And so I I don't understand what, why you're so intent on  
115 making that happen. I also think that we live at the base of the Uintas. We have all of the nature  
116 that we need, and I don't think that we need another place set aside for us to commune with  
117 nature.

118  
119 **Stacy Kaminer, 1000 East 5200 North, Oakley UT:** "I asked a question, but do I still get three  
120 minutes? Okay? Thank you. My question is, sorry. Stacy Kaminer, 1000 east. 5200 North. My  
121 comments are, this has definitely been circulating. The same players were trying to buy the land  
122 to the other side of where I am, and I'm sort of squished between the Oakley piece and the  
123 piece they were trying to buy for the same green cemetery reason, and it was summit Land

124 Conservancy and the same mortuary and the same players, and it's like it died, and then it keeps  
125 coming back. I know that's not meaning to be upon, and I also don't understand, because Oakley  
126 can protect the land as much as they want, but I get that there would be an exchange of money  
127 and that could be the driving force, but that seems like it doesn't make sense at this point. And  
128 also, there is that aquifer that is directly related to the nationally protected aquifer up in the  
129 Uinta's. And so does the federal government have a say in this. Because of that, it's linked to the  
130 same water source. Thank you."

131  
132 **Sam Aplanalp 4230 North Meadow Lane, Oakley UT:** "I serve on the rodeo committee, and I  
133 have thoughts on these other parcels, but here tonight, I just echo probably what Dick and Blake  
134 both said. The Rodeo is evolving and growing, and it's bigger, and this year, it's going to be  
135 bigger and better than ever. We're going to have some of the best grand marshals we've ever  
136 had. They're over there -but, well, we have previous grand marshals here too, but at any rate,  
137 no, the rodeo is growing, and there will absolutely be a need. We're already busting at the  
138 seams for that land, especially around the arena and the other parcels. I know you guys are  
139 good and you'll do the right thing, but I just encourage you to just absolutely make sure we go  
140 through the right process and hold as many public hearings as necessary to educate people and  
141 really get the information out there as to the ins and outs of all these exchanges, what's  
142 involved, What the pros and cons are. Thank you."

143  
144  
145 **Jan Perkins, former resident of Oakley City:** " I lived in Oakley for 21 years. I would invite Oakley  
146 city to put all this information that you, mayor, presented tonight, on the website, so those of  
147 us who are citizens can see very clearly what's going on and why, and I haven't heard yet why  
148 Oakley city would be interested in selling one of our prime assets on Main Street, Center Street,  
149 at market value. Will people, Oakley residents, 50, 100 years from now be glad that you did  
150 that? I don't think so. It's a critical two pieces. So why not maintain the control of our city center  
151 by owning the land? It makes sense to me. It doesn't make sense to lease for 99 years at market  
152 value without taking (into account) the inflation and insurance, things like that. That was done  
153 on the parking lot for the diner. I would, I actually really support Summit Land Conservancy.  
154 They're forward thinking. They are thinking 50 100 years from now, and they buy development  
155 rights, and we've all seen cities and counties fail in protecting open space, so they would protect  
156 that area in perpetuity. I don't know if the cemetery is part of this deal or not. That hasn't been  
157 clarified to me, at least, and from this discussion tonight, I think you've heard me say before, I  
158 think we let the genie out of the bottle prematurely for Oakley City Center. We didn't have a  
159 land use map. We didn't have a land use plan that the citizens really wanted to see. We let a  
160 developer decide what we wanted, and I think it's a little bit backwards, or quite a bit  
161 backwards. So hold on to the city assets and in the city center so you have a say, because  
162 Snyderville happened because of a whole lot of lawsuits to get what they wanted. Property  
163 rights prevail in this state. If you sell a property that owner has way more rights, and if they sue  
164 Oakley city into oblivion to get what they want, then we're all lost. So in the interest of the  
165 citizens of Oakley, please hold on, especially to the city center properties and also the rodeo

166 grounds, at least the big one that these gentlemen were talking about. That makes sense. I don't  
167 know about the the cemetery, but I like land preservation. It makes sense. Thank you.

168  
169 **Tiny Woolstenhulme 655 Boulderville Road, Oakley UT:** "Ditto to most of what's been said by  
170 Blake and Dick and some of these about especially the property, up by this, up by the water  
171 tanks and stuff like that. Why we the city can't control that and do what they want with that.  
172 Also city center. I understand it needs- if the city's going to grow or change, it's got to have a  
173 place to do it, but I think it's important that that gets planned out and done right. And I you  
174 know that's going on a long time. I don't know where it's going. I think the biggest thing,  
175 probably a lot of us would like to know, is, why are we doing this? That's my biggest question. Is  
176 some somebody brought up something, somebody should expect interest, but I think it's fair.  
177 Would be fair to the citizens to say this is a regional thinking of doing it, and I don't think we've  
178 heard anything about why. So I think that needs to be answered before this goes too far."

179  
180 **Doug Evans 5053 New Lane, Oakley UT:** "I just wanted to comment on the city property up at  
181 up at Pinion. There's 140 acres up there that is incredibly valuable to the city. The City Council,  
182 many years ago, made an incredible decision to acquire that, and it wasn't only to acquire the  
183 land. [ And you may have been involved,] it had a sizable amount of water rights with it as well  
184 from the Seymour property, and that has been an incredible asset for the city. I for one totally  
185 favor the protection of that by partnering with the Land Conservancy. It's not like the Land  
186 Conservancy is taking this from the city. They're establishing a conservation easement over it to  
187 protect it from future city councils that we don't know or have no idea who they could be, but it  
188 protects that from being sold for development purposes. The Land Conservancy has worked  
189 very well with the city over the years on a lot of property along the river, and protecting the  
190 river from development. I mean, you can just see what's happened over many years, there's  
191 hundreds of acres. They've been protected along the Weber. The other thing is, I know the  
192 green cemetery, the first thing I get calls going, well, that's going to ruin our water. That's not –  
193 a green cemetery, when you read the studies on it, it has virtually no effect on groundwater  
194 there. There's, I mean, the land itself kind of takes care of itself that way, it's a very high and dry  
195 piece of property. There's also a fault that goes along the Pinion Road. It goes north, north and  
196 south that separates the formation- the Woodside formation that underlies where the cemetery  
197 is from, the formations that we get the well water from. And I'd love to talk more in detail about  
198 water stuff in the future, but the water that feeds our wells comes from the Uinta mountains,  
199 from the east, not from the West, and it's not really local, but when you get on the other side of  
200 Pinion that's really important to protect that. And we know that there's a dividing line in there  
201 that that's like a dam that protects -prevents water from moving through it. As Blake maybe  
202 remembers, years ago, we drilled a well on the wrong side of the of the road and hit nothing,  
203 not a drop of water. But we go on the east side of the road, we hit 2500 gallons a minute. And  
204 it's, it's, if you just understand a little bit about the geology, the cemetery would have no effect  
205 on the well water in that area and at some point, I hope you can reveal in the workshops you  
206 were talking about, having the cemetery is a huge revenue source for the city. The city doesn't

207 lose control of these things, they just have a partner to protect them from being developed and  
208 there's a lot of money that can be made from this type of a cemetery. So thanks Amen.

209

210 **Mayor Woolstenhulme thanked everyone for their participation and closed the public hearing.**

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213 **3. 2024 AMENDED BUDGET PREVIEW AND 2025 PROPOSED BUDGET PREVIEW:**

214 **Mayor Woolstenhulme** asked **Recorder Rydalch** to present both the 2024 amended budget  
215 preview and the 2025 proposed budget preview.

216

217 **Recorder Rydalch** presented the Council with a PowerPoint presentation that showed the  
218 sources of revenue received by the City and the percentages each of those sources represented  
219 in the overall revenues for the City and by fund. She discussed the different types of tax  
220 revenues, compared year over year rental revenues from city buildings, utility revenues and  
221 grant monies received. She reviewed with the Council overall expenditures and significant items  
222 that were paid for in 2024 and planned for in 2025. She reviewed the debt of the City and the  
223 debt service requirements going forward for the new well financing.

224

225 **Mayor Woolstenhulme** reminded the Council that the Public Hearings for both the 2024  
226 amended budget and the proposed 2025 budgets are scheduled for the June 18<sup>th</sup>, 2024 – one  
227 week from this meeting.

228

229 **4. MAYORS REPORT:**

230 a. Received confirmation that Oakley City will have four bridges replaced under the  
231 Federal Infrastructure bill that was passed by Congress. Project is estimated at \$9.6  
232 million and is being completed under the Bridge Replacement Program with UDOT.  
233 Planning and design will commence. Construction is anticipated in 2026/2027.

234 b. Stevens Grove will be having the annual assessment by the Summit Land Conservancy  
235 where the state of the property is examined. Mayor invited any councilmembers that  
236 had an interest to attend the site visit.

237 c. Wadsworths have been approached by the City to possibly grant an easement for a  
238 future water tank for the City. They are considering the proposition.

239 d. CSL who is performing the arena expansion study will attend the 4<sup>th</sup> of July Celebration  
240 to observe the event. City has agreed to lodging and airfare expenses to host one  
241 member of the study team.

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243

244 **5. INDEPENDENCE DAY CELEBRATION ITEMS:**

245 **Mayor Woolstenhulme** asked each member of Council to report on their areas of responsibility  
246 for the Celebration.

247

248 **Councilmember Wilmoth** reported that the Rodeo Committee has been meeting weekly  
and things are on schedule. There will be upcoming work nights at the arena to get the event

249 space set-up. Discussion about using the City's texting app to solicit assistance from the  
250 community.

251 **Councilmember Neff:** Nothing to report

252 **Councilmember Frazier:** Patriotic Program is ready

253 **Councilmember Smart:** Agreed to assist with chickens for the Jr. Rodeo, reported on  
254 Pickleball registration and readiness.

255 **Councilmember Kimber:** Has been asked to assist Karylyn and potentially with  
256 Hospitality.

257  
258 Some general discussion regarding some spot flooding from irrigation ditches.  
259

260 **Councilmember Wilmoth** motioned to go into closed session for reasons cited in the Utah Code  
261 Annotated 52-4-205(a) **Councilmember Smart** seconded the motion. All voted in favor. **Council**  
262 **entered closed session.**

263  
264 **8:20 PM Council entered closed session.**

265  
266 **Meeting adjourned.**

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268 Approval is to form this 13 day of November, 2024.

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273   
Zane Woolstenhulme, Mayor

  
Amy Rydalch, City Recorder