

MINUTES OF THE COUNCIL MEETING
CITY OF OAKLEY
February 8, 2024

Mayor: Buffy Cooper

Council Members:

Ralph Barnard

Al Lowe

Brett Arnell

City Attorney:

Public Works Director:

City Clerk:

Cassia County Deputy:

City Engineer:

Peter Wells

Jared Mitton

Dannika Colson

Tyler Matthews (absent)

Dave Waldron

Visitors: Darren Vanleuven, Greg with Layne Pumping

Public Comment or Sheriff Review

First Item of Business: Audit Review, Darren reported his findings on our financial audit. He said that besides the funds for the well going in and out of the account, everything looked normal, he didn't find any issues.

Second Item of Business: Dave reported on the status of the well. Water samples were taken and tested; tests came back normal. He said when they were doing the pump testing on the well, that each time the pump was turned on, the water was cloudy, but then after about 30-45 minutes of running, the water would clear up. Greg with Layne pumping spoke to the council about dropping in a bigger pump to about 800 ft and running it for 24 hours to try and pump some of the silt out, and this may clear up the cloudy water issue, the cost of this would be about \$23,000.00. The council discussed in detail the pros and cons of approving the extra expense. Ultimately, they decided that financially the city is in a good position to go ahead with the extra expense now rather than having to remobilize the equipment later down the road after the grant money is no longer available. Al moved that the change order for the extra \$23,000.00 to hopefully clear the well be approved, Brett seconded the motion and the vote was unanimous. Layne pumping expects to be able to start the project in about 3 weeks.

Third Item of Business: Al moved that the city renew their contract with the Discover Area Guides, Brett seconded the motion, and the vote was unanimous.

Fourth Item of Business: Pete reviewed the City's hangar lease with Northern Stone. He mentioned that the lease looks good but did advise that the rental rate be increased. The council agrees that the lease amount should be increased. Pete also mentioned that there is a statute that requires that the hangar be used only for aviation equipment, and that we should make sure that the tenant follows that requirement. The city needs to have a conversation with the tenant to be sure that is the case. Al moved that the rent be raised to \$600.00/year beginning March 1, 2024, Ralph seconded the motion and the vote was unanimous.

Fifth Item of Business: City Attorney's compensation was discussed. This came up after the recent contract to purchase the building directly behind the City Office became more of a hassle and more time-consuming than anticipated. Pete is being paid a monthly rate, to attend and advise at the monthly council meetings, he said that the rate is fine as it is now, but going forward, if there are things that need to be taken care of outside of city council meetings that may become more time consuming, he will let the council know so that we can pay him for his additional time

Sixth Item of Business: Brett met with the Oakley Museum Board, and they expressed their need for an internet connection. Their internet is no longer working and they were wondering if they might use the City's internet connection. They use it to digitize records and photos, mostly. The council didn't see a problem with them trying to log into the city's guest wifi but were unsure about how stable the connection would be from across the street. Brett to report back to their board.

Seventh Item of Business: Jared to help me set up a venmo account for the 24th celebration Farmers Market

Eighth Item of Business: Jared presented to the council his idea of putting a mobile home park in Oakley. There is a shortage of affordable housing here and he thinks that creating a mobile home park could help solve that problem for families that are wanting to move into the area. The council voiced their concerns about water and septic issues, and space issues and others wanting to do the same thing and problems that would arise because of it. Jared wants to work with the council and adhere closely to the ordinances of the city to ensure that the park does not become a detriment to the city. Jared is looking at a 10-acre piece of property and says that he would put no more than 40 homes on the property. The council discussed at length the concerns and also the need of a mobile home park, the eventually came to the decision that Jared continue to put together a plan and do as much research as possible, also create a list of rules and regulations that would keep the park a nice place and present it again before the council.

Ninth Item of Business: Jared discussed a need for a construction water rate. We have had some companies come in that need water for some construction projects and we need a rate at which to charge for the water they use. In the past we have charged the overage rate of .78 per 1,000 gallons and Jared says it's hardly worth the hassle for a couple dollars. He asked the council to consider changing the rate to at least .01 per gallon. Jared said he would ask other cities what they are charging and report back.

City Manager's Report: Jared and AJ have begun working on Poplar, they have ground the asphalt and next week will lay gravel. They will also continue working at the water tank if the weather permits. Jared would like to pour a concrete pad in front of the newly purchased building behind the office, and at the same time he will pour the concrete for the senior's BBQ area.

Tenth Item of Business: Al moved to approve January's minutes, Brett seconded the

motion and the vote was unanimous.

Eleventh Item of Business: Al moved to approve the bills, Brett seconded the motion and the vote was unanimous.

Twelfth Item of Business: Al moved to adjourn the meeting, Brett seconded and the vote was unanimous.