

MINUTES OF THE COUNCIL MEETING
CITY OF OAKLEY
December 6, 2023

Mayor: Larry Mickelsen

Council Members:

Ralph Barnard

Al Lowe

Buffy Cooper

Brett Arnell

City Attorney: Peter Wells (absent)

Public Works Director: Jared Mitton

City Clerk: Dannika Colson

Cassia County Deputy: Tyler Matthews (absent)

City Engineer: Dave Waldron

Visitors: AJ Del Toro and Taylor, Farmers Corner and Lytle Signs

No Public Comment or Sheriff Review

First Item of Business: Brett Arnell was sworn in as a new council member.

Second Item of Business: Robert Reader with Lytle Signs stood to represent Farmers Corner in their sign presentation. Farmers Corner wants to put up a sign on their property, but it conflicts with the city right of way. Lytle proposed a 97 inch wide by 24-foot-tall sign with two different options. **One:** A two post sign that will be out of the way of ITD's right of way but will still be inside the city's right of way. **Two:** the same sign but with one post in a flag type configuration. This post would be on the property line therefore nothing structural would be in the city's right of way, the sign being the only part that overhangs in the right of way. The council discussed at length each option, Jared mentioned that other businesses have proposed signage and were counseled to avoid adding structures to the city right of way. The council decided that for the sake of consistency with past approvals, it may be best to go with option 2 to avoid any upset from other businesses that had been advised to keep the right of ways clear. Buffy moved that the flag type sign be added as was proposed by Lytle Signs, Al seconded and the vote was unanimous.

Third Item of Business: Seth Larson requested a variance on the property located at 105 S Worthington. This property is a ¼ acre, at one time is had an existing structure on it with a septic tank but has since burned down. The State of Idaho says that a ½ acre minimum is required to build, if the property is on a maintained public water system. But, if there was an existing structure with a septic tank, then a ¼ acre could be approved if the structure planned is equal to or lesser than the previous existing structure. Seth's intention would be to completely replace the old septic and to build a 2 bed 1 bath 800sq.ft. cottage style home on the property, which fits within the requirements. Seth contacted the Health Department and received a letter, which was read aloud to the council. The letter stated that the Health Department was fine with the proposed use of the property upon the city's approval. Building plans meet all frontage and square footage requirements.

There was some opposition to this plan from some of the neighbors. They were

concerned that if the council approved this, that others might follow suit and section off ¼ acre lots and build houses all over Oakley. The council discussed at length the pros and cons of approving this variance. They also agree with the concerns of the opposing parties, but after lengthy discussion, they decided to approve the variance, safe in the knowledge that not just anyone can section off ¼ acre lots, that they must have had an existing residential home with septic to qualify for such a variance. Al moved to approve the variance as it had been presented, Ralph seconded and the vote was unanimous.

Fourth Item of Business: The Well is nearing completion. The k-packers will be done in the next week, once that is done, the flow test can be performed. Because we opted to not perforate, the water should stay clean. Once the test is complete, there will be one last change order to deduct all unused and returned material.

Construction on the storage tank is moving along nicely. The deck of the tank has been poured, there are double blankets and heaters to keep the concrete warm for proper curing. Jared will begin backfilling on one side to allow the crew better access to finish the service hatches and will leave the rest unburied so that it can be filled in the spring and inspected for leaks. Once all forms are stripped, there will be a final walk through and then it will be ready for water in the spring.

The county decided to waive the \$7,000.00 permit fee for the tank project since it has been and will continue to be inspected by the engineer throughout the entire process.

City Mangers Report: Jared announced that the annual park lighting went very well. He hired a new employee and introduced AJ Del Toro to the council. He started 12/4/2023.

Al asked Jared if the city had adequate equipment for snow removal, Jared said that the plows on the dump trucks are adequate. The city does have a sanding attachment that Jared will be working on getting up and running hopefully before the next storm.

Jared mentioned that the forest service truck that the city has is going downhill, and that the council may need to think about replacing it soon. The city does have some old and unused equipment that could be sold to come up with funds for that.

Seventh Item of Business: Al moved to approve November's meeting minutes, Buffy seconded and the vote was unanimous.

Eighth Item of Business: Buffy moved to approve the bills, Brett seconded, and the vote was unanimous.

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