

Naples City Council

July 11, 2024

Minutes

The regularly scheduled meeting of the Naples City Council was held July 11, 2024, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

DATE, TIME & PLACE OF MEETING

Council members attending were Dean Baker, Robert Hall, Dan Olsen, Ross Morton, and Andrew Bentley. Kenneth Reynolds was absent.

COUNCIL MEMBERS ATTENDING

Others attending were Ryan Wolfinger, Miranda Bentley, Brooks Jones, Willis LeFevre, Szeth Simmons, Ryan Cook, Micheal Davis and Nikki Kay.

OTHERS ATTENDING

Mayor Baker welcomed everyone and called the meeting to order. He began the meeting with the pledge of allegiance and Ross Morton offered the invocation.

OPENING CEREMONY

Mayor Baker presented the agenda for approval. Andrew Bentley wanted the Mayor to know he would be abstaining from the vote for item seven on the agenda because his wife is involved in the request for the rezone. Robert Hall asked about a short update on the water meeting held the day before. It was added under other matters. Dan Olsen **moved** to approve the agenda with the addition. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

APPROVAL OF THE AGENDA

The minutes of the regular city council meeting of June 27, 2024 were presented for approval. Robert Hall **moved** to approve the minutes from June 27, 2024. Ross Morton **seconded** the motion. The motion passed with all voting aye.

MINUTES APPROVED

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Nothing was brought forward.

FOLLOW UP ITEMS FROM PREVIOUS MEETING

Nikki Kay presented the bills in the amount of \$174,842.56. Mayor Baker asked if the payment to the Utah League of Cities and Towns (ULCT) was for the full amount or if it was reduced again this year. It was noted that it was the full

APPROVAL OF THE BILLS

amount. Mayor Baker said he thought they should reduce it again like last time because the City still misses out on sales tax revenue because of the formula used by the State. Councilman Hall stated he understood where the Mayor was coming from but felt like it was punishing the wrong people. Micheal said the League does try and fight for the cities. Mayor Baker stated, "not like the big cities." Micheal said they do have a small communities liaison with Nate Zeills. Councilman Hall asked if the City really gains anything by withholding the money and said there are other benefits that come to us from the League. Councilman Morton asked if there were other small cities willing to follow and pay less. Mayor Baker said there are others cities that feel the same way. Councilman Bentley asked if it would hurt anything to hold the bill until the next meeting and let the Mayor get in touch with the other cities. Mayor Baker said he could do that. Andrew Bentley **moved** to approve the bills, except for the bill to the ULCT and move it to the next meeting. There was not a second to the motion. Councilman Hall stated he understands the frustration but doesn't know how much they will get out of withholding payment. Andrew Bentley withdrew his first motion and **moved** to approve the bills as stated. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

Andrew Bentley	Aye
Kenneth Reynolds	Absent
Ross Morton	Aye
Dan Olsen	Aye
Robert Hall	Aye

A business license application was presented for **KD Power Washing** located at 2105 S 2000 E. Nikki explained the business is located at a residence but the only equipment that will be parked there is a trailer and the home will be used as the office. Dan Olsen **moved** to approve the business license for KD Power Washing. Ross Morton **seconded** the motion. The motion passed with all in attendance voting aye.

BUSINESS LICENSE APPROVAL

A business license application was presented for **O.G.M.N. Services** located at 2130 E 1900 S. Nikki Kay stated this was also a home occupation business and one trailer would be kept at the residence for the business but all work would be conducted off premise. Ross Morton **moved** to approve the business license for O.G.M.N. Services. Robert Hall

seconded the motion. The motion passed with all in attendance voting in the affirmative.

Mayor Baker stated that Scott Adams has resigned from the Planning Commission and Brock Arnold was moved to a full member. He said this left an opening for an alternate on the Board. Mayor Baker presented Ryan Wolfinger as someone to fill that vacant position. He said Mr. Wolfinger lives in Sunstone and works for AVW&S and felt like he would have a lot of knowledge to contribute to the Planning Commission and his recommendation was to appoint Ryan to the Planning Commission Board. Robert Hall **moved** to appoint Ryan Wolfinger to the Planning Commission. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

***APPROVAL TO APPOINT
NEW MEMBER TO THE
PLANNING COMMISSION***

Micheal Davis explained the Planning Commission received and reviewed a request for a zone change at 1345 East 2500 South. In order to prevent spot zoning, it was also recommended that nearby properties be rezoned. The other property owners were all in support of the rezone petition. Micheal said all of the properties are houses and no one has moved to do anything commercial in that area, so it was recommended by the Planning Commission to approve the rezone request and to amend the Naples land use zoning map. Dan Olsen **moved** to adopt Ordinance 24-255. Ross Morton **seconded** the motion. The motion passed with the following roll call:

***APPROVE REQUEST TO
REZONE PROPERTY
FROM COMMERCIAL C
TO RA-1 AND TO AMEND
LAND USE ZONING MAP
RESOLUTION NO. 24-255***

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Absent
Andrew Bentley	Abstain

Council members received a copy of Resolution 24-357 setting the parameters for the issuance of sales tax revenue bonds for the CIB loan of the 2500 South canal project. Micheal Davis explained this resolution sets the parameters for the canal project and said it states "not to exceed the listed amount," because we are not sure yet how much extra the project will be. He said the bids are supposed to be in this month and the hope is to start the project this fall. The resolution also calls for the council to set a public hearing for the issuance of bonds. Robert Hall **moved** to approve Resolution 24-357 and to set a public hearing for August 8, 2024. Andrew Bentley **seconded** the motion. The motion

***CONSIDERATION FOR
AND ADOPTION OF A
PARAMETER
RESOLUTION NO. 24-357
AUTHORIZING THE
ISSUANCE OF SALES TAX
REVENUE BONDS***

passed with the following vote:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Absent
Andrew Bentley	Aye

Micheal explained to the Council the results for the recent bid that went out for the 1500 South trail project. He stated a bid was received after it was first advertised but that bid was denied because some stipulations given to the company were not met. Micheal said they then went out and contacted different companies asking for bids and only received one. He said, when they were requesting bids, they asked for an additional amount for chip seal work on other roads in the City to make it worth their time. Micheal reminded everyone the application for this project started back when Josh Bake was still here and never really went anywhere. He said the engineer's cost estimate was from about five years ago. Councilman Morton stated they picked this road because of the trail project and it needed some improvement but he asked Ryan Cook if it was a road they would have picked for improvement if it wasn't for the trail? Ryan said it would be at the top of his list. It was discussed what the cost would be between just improving the road and not doing the trail. Ryan said, if they decide to do it, the trail grant does open it up to receive those extra funds. Councilman Bentley asked if it could open up future possibilities of additional funds if they go with the grant and include the trail. Micheal said it could because they are always looking to connect the trails. Councilman Hall stated they would be using road funds, paying cash, and not going into debt and felt it was worth it. Ross Morton **moved** to approve the bid amount received, with the additional amount included. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

Andrew Bentley	Aye
Kenneth Reynolds	Absent
Ross Morton	Aye
Dan Olsen	Aye
Robert Hall	Aye

Councilman Hall wanted to talk about the meeting that was recently held with Vernal City, Uintah County, and AVW&S to discuss the end of water connections being given by AVW&S

***1500 SOUTH TRAIL
PROJECT BID RESULT
DISCUSSION***

***OTHER MATTERS OR
FUTURE COUNCIL
MATTERS***

and people asking to annex into Vernal City in order to have those connections. Different comments were shared about what took place at the meeting. Mr. LeFevre offered ideas about how water might be obtained from Jensen Water by trading shares of water. Councilman Hall said the City needs ideas because we currently have no help to offer new businesses wanting to build here.

With no other business before the Council, Dan Olsen **moved** to adjourn the meeting at 8:25 p.m. Robert Hall **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 8th DAY OF AUGUST 2024

BY: _____

ATTEST: _____