

**Naples City Council
August 28, 2025
Minutes**

A meeting of the Naples City Council was held August 28, 2025, 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, Kenneth Reynolds and Andrew Bentley.

COUNCIL MEMBERS ATTENDING

Others attending were Rylie Roth, Rogan Roth, Nathan Simper, Scott Gray, Dallas McDavid, Whitney Ashman, Dawson Silcox, Courtney Richards, Josh Richards, Stephanie Adams, Brooks Jones, Troy Ostler, Szeth Simmons, Micheal Davis and Nikki Kay.

OTHERS ATTENDING

Mayor Baker welcomed everyone and turned the time over to Chief Nathan Simper for the badge ceremony for the promotion of Rogan Roth to Corporal. Chief Simper stated that Officer Roth has been with the department for four years and was eligible for testing for the naming of senior officers. Chief Simper stated the testing is to make sure, as a senior officer, they are prepared to help their fellow officers. Chief Simper said Officer Roth passed the testing and they would like to promote him to the rank of Corporal. Pinning the rank of Corporal was performed by his wife Rylie.

BADGE CEREMONY

Mayor Baker began the meeting with the pledge of allegiance and Ross Morton offered the invocation.

OPENING CEREMONY

Mayor Baker asked for approval of the agenda. Kenneth Reynolds **moved** to approve the agenda. Ross Morton **seconded** the motion. The motion passed with all voting aye.

APPROVAL OF THE AGENDA

The minutes of the city council meeting of August 14, 2025 were presented for approval. Mayor Baker stated he would like the portion of the minutes removed that stated he was late to the last meeting. He stated he always tries to be on time and would like that taken out. Dan Olsen **moved** to remove that the Mayor was late and to approve the minutes. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

MINUTES APPROVED

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

FOLLOW UP MATTERS

Nikki Kay presented the bills in the amount of \$515,384.36. Kenneth Reynolds **moved** to approve the bills in the amount of \$515,384.36. Ross Morton seconded the motion. The motion passed with the following roll call vote:

APPROVAL OF THE BILLS

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

Josh Richards with Naples Self Storage was in attendance at the meeting to discuss their fence installation. Mr. Richards brought some pictures to show their storage facility and what they have completed so far. He stated they have a residential zone to the east of their property and an industrial zone to the west of their property and said he feels like their facility provides a nice buffer for both. Mr. Richards stated the Land Use Code requires them to provide privacy for anyone moving in around them. He referred to the pictures he brought showing the wall they have built giving privacy to those moving in on the east side and the berm they have built on the north side. Mr. Richards stated their original plan included a fence on the north side but after they had to move a lot of dirt they liked the look of the berm on the north side. Mr. Richards explained the options they were given for putting in a privacy fence on the east side and felt those options either didn't look nice, or they would be high maintenance so they decided to go with the wall on the east side. He showed pictures of the berm they have put in place on the north side and said to put a fence on top of that would be too much. Mr. Richards asked Council if they agree that the wall on the east side provides enough privacy for residents on the east side and if the berm on the north is sufficient or would they prefer a privacy fence. He also said they would like the Council to consider allowing a wrought iron fence to be installed, in the future, on the north side to match the aesthetics of the facility. Mayor Baker asked if there was a time frame that the fence needed to be in, and if that is why he was there? Mr. Richards said the fence was supposed to be in by May and they were late because of the retention pond. He said after that was completed they started to get bids for the fencing. He was asking if they

***NAPLES SELF STORAGE
REQUEST REGARDING
FENCE INSTALLATION***

could remove the requirement for the privacy fence and allow them to put in a wrought iron fence, when needed. Councilman Reynolds asked what they were going to do with the berm, would it be grass or just weeds? Mr. Richards said they haven't done anything with it yet because they needed to know how the Council felt. Mr. Richards said they have put in a drip system out to the trees by the berm and it would allow them to put grass on it. Micheal said he would be worried about the security to their facility without some type of fence. Councilman Bentley asked if they have hour limits at their facility. Mr. Richards stated they do not, they have gate codes. Councilman Bentley said his concern would be the ease of access to the backside of the property if they eventually have residential development next to them. Councilman Morton wanted to know if the intent of the ordinance was security or aesthetics? Micheal said it was mostly to provide that buffer between the two zones. Councilman Bentley said, technically, they weren't even the group that should be discussing this. Micheal explained that City Council is who gave the first extension on the fence, so that is why they are discussing it here. Councilman Bentley said they normally require the fence for protection, to offer that protection to residents. He said he has no problem with the wall on the east side but feels like the back could cause a whole slew of problems because they don't have privacy or protection. Mr. Richards asked if he would feel better if they made the berm six feet high? Councilman Bentley asked about putting the chain link fence on the back side of the berm. Mr. Richards asked if it would be better to look at a chain link fence with slats than a berm? Councilman Bentley and Councilman Hall both said they were more worried about the kids that would want to climb and ride bikes up and down the berm. Mr. Richards asked if they would be okay with the wrought iron fence on the other side. Councilman Morton said he would be okay with a berm that was six feet high with a six foot wrought iron fence. Councilman Hall said if they have grass on the berm he would also be good with that compromise. Councilman Bentley asked about a wrought iron fence on the east side? Mr. Richards asked if they were fine with the wall they have. Councilman Olsen expressed concern about the retention pond. Mr. Richards said they would hopefully take care of that with the wrought iron fence. He wanted to make sure he understands what the City is okay with: a wrought iron fence on the north side with the six-foot berm, a wrought iron fence on the east side with the existing wall being okay, and a wrought iron fence on the southeast side for the pond. Mr. Richards also asked

about the timing for this. He wanted to know if it would be okay to wait until they have someone develop within 250' or 500' of them? Councilman Ross thought the sooner the better because the hill could already be a magnet for children. Councilman Hall said he agrees, he understands it might be a financial burden but they've already extended the date once. Mr. Richards asked if they could go with June 1st of 2026. Ross Morton **moved** to extend the deadline for the fence to June 1st with the exception of a wrought iron fence and increasing the berm to six feet, and the fence around the retaining pond. Robert Hall **seconded** the motion. The motion passed with all voting aye on roll call.

Szeth Simmons presented the Council with the one bid he received in his request to replace the cover on the salt shed. Szeth explained they have had the soft cover for about fifteen years and in recent years there has been damage to the fabric during intense wind storms. Szeth said he wanted to replace it with a metal roof and put it out for bid. Szeth stated there was only one bid returned. Councilman Morton asked about the square footage of the building. Szeth said it was approximately 50' deep and 120' long. Councilman Morton and Councilman Hall wanted to know if the bid that was returned included engineering. Szeth believed it did and said the company bidding the project recently completed the new covering on Undercarriage Wash. Councilman Reynolds said he didn't have a problem approving the project if it's in the budget. Councilman Morton felt the bid was within the cost range of building right now. Dan Olsen **moved** to accept the bid from Foster Construction for \$121,470. Ross Morton **seconded** the motion. The motion passed with the following roll call vote:

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

Mayor Baker asked that a discussion regarding roads be added to the agenda. Mayor Baker said with the upcoming projects they have regarding roads he wanted to know if the Council understood right-of-ways and easements and what are the City's roads and if they are dedicated or prescribed easements? Mayor Baker said they need to understand what it takes to build a road in the City and if a right-of-way line to the center of the road has been dedicated to the City.

***REVIEW AND APPROVE
BID TO REPLACE SALT
SHED ROOF***

ROAD DISCUSSION

Mayor Baker said he wants the Council to know what is going on as they move forward on road projects. Mayor Baker said he would hope the City Attorney would make sure, with any new construction, that the road in front of the lot is deeded to the City. At this point the discussion turned to the road in front of the Mayor's house and what was being done for the property owners along there with fences and driveways. Troy Ostler was in attendance and explained what they have been doing and what conversations have taken place with property owners that are being impacted by the installation of new sidewalk. Mr. Ostler said they try and work on right-of-ways and easements as they do projects and, he said, it is a process. Mayor Baker told Mr. Ostler that he would have appreciated being notified that they were going to be working in front of his house and allowing people to give their opinion. Mr. Ostler stated the project was discussed in a Council meeting and the contractor was supposed to notify residents that they were beginning construction. Mayor Baker said it didn't happen. No action was taken on this discussion.

Councilman Olsen asked Micheal to give a quick update on the projects going on. Micheal stated they are trying to put together some rough numbers for 2500 South and hoped they had what they needed to take that project to the CIB in February or March. He said they will be pouring the sidewalk on 2000 East on Friday. Micheal also reported on the trail through the park and said the contractors are starting to work on it. There was some concern raised about bikes on the walking path. Micheal said there will be a portion that the two trails come together, but the trail will be wider so it should be better. It was discussed that they might need to post signs for no motorized vehicles.

Council members received a copy of the financial report for their information. Micheal stated he is just finishing up with the figures for June and reported a drop in revenue of about 5% from last year. Councilman Bentley asked if he could pinpoint why that was. Micheal said the whole year has been kind of an up and down, nothing drastic but there was a decline.

Mayor Baker asked if anyone had anything under other matters or future council matters. Nothing was brought forward.

With no other business before the Council, Kenneth Reynolds

UPDATE ON PROJECTS

FINANCIAL UPDATE

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

MOTION TO ADJOURN

moved to adjourn the meeting at 8:50. Ross Morton **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

APPROVED BY COUNCIL ON THE 11th DAY OF SEPTEMBER 2025

BY: _____

ATTEST: _____