



City of Naples

Naples City Council Meeting Agenda
January 8, 2026- 7:30 p.m.
1420 East 2850 South
Naples, UT 84078

Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - December 11, 2025 Regular Council Meeting
3. Any Follow Up Matters from December 11, 2025
4. Approval of Bills
5. Business License Approvals
 - Epic Partners - 2091 S 1500 E
 - Rough Country Fencing - 1865 E 2500 S
6. Request to Purchase Street Light Christmas Decoration - Szeth Simmons
7. Request to Purchase Crack Seal Machine - Ryan Cook
8. Possibility of Reverter Release for Pheasant Run Self-Help Housing Lots
9. Approval to Change Bank Signature Cards
10. Approve Appointments to Special Service District Boards
11. Approve Appointment to Boundary Line Board
12. Approve Voting Members for Legislative Policy Committee (LPC)
13. UDOT Recommendation for 2000 East Project - Micheal Davis
14. Project Updates - Micheal Davis
15. Council Training, Review of Roles and Voting - Mayor Arnold
16. Other Matters or Future Council Matters
 - Set Public Hearing Date for CIB 2500 South Project Grant Application
17. Motion to Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Naples City offices at 789-9090, 1420 East 2850 South, Naples, UT 84078 at least 48 hours in advance of the meeting. Meetings are held at 1420 East 2850 South, Naples, UT.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda was posted at the Naples City Office, on the City's website <https://naplescityut.gov/> and on the State Public Meeting Notice website <https://utah.gov/pmn> Nikki W. Kay

Naples City Council

December 12, 2025

Minutes

A meeting of the Naples City Council was held December 12, 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 Doug Morrill, Kent Olsen, Karen Olsen, Brooks Jones, Szeth Simmons, Ryan Cook, Nathan Simper, Micheal Davis, and Nikki Kay.

OTHERS ATTENDING

Mayor Baker welcomed everyone and began the meeting with the pledge of allegiance. Robert Hall offered the invocation.

OPENING CEREMONY

Mayor Baker asked for approval of the agenda. Dan Olsen **moved** to approve the agenda as presented. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

APPROVAL OF THE AGENDA

The minutes of the city council meeting of November 13, 2025 were presented for approval. Robert Hall **moved** to approve the minutes. Andrew Bentley **seconded** the motion. The motion passed with all in attendance voting aye.

MINUTES APPROVED

The minutes of the special city council meeting held November 17, 2025 were presented for approval. Kenneth Reynolds **moved** to approve the November 17th minutes. Dan Olsen **seconded** the motion. The motion passed with all voting in the affirmative.

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 \$83,292.35. Kenneth Reynolds **moved** to approve the bills in the amount of \$83,292.35. Ross Morton seconded the motion. The motion passed with the following roll call vote:

APPROVAL OF THE BILLS

DRAFT

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

A business license application from Brough Builders, located at 348 E 2900 S, was presented for approval. Council members received a memo from Dale Peterson recommending the approval of the license. Robert Hall **moved** to approve the business license based on Dales's recommendation. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

***APPROVE BUSINESS
LICENSE***

Council members received the 2026 annual meeting schedule and 2026 holiday schedule for their approval. Dan Olsen **moved** to approve the meeting schedule for 2026. Andrew Bentley **seconded** the motion. The motion passed with all voting in the affirmative.

***APPROVE 2026 ANNUAL
MEETING SCHEDULE
AND 2026 HOLIDAY
SCHEDULE***

Robert Hall **moved** to approve the 2026 Holiday schedule. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Council members received a copy of an MOU with Uintah County Library for use of the city office building in connection with the Bookmobile Outreach Program. Micheal said the MOU was given to the City Attorney for review and he sent back a revised agreement that was more in line with use of the building. Micheal stated some of the conditions put on the City for use of the building were more than what the City wanted to accept. He asked Council to table the matter and look at the new MOU Mr. Harrington drafted. Kenneth Reynolds **moved** to table the discussion. Dan Olsen **seconded** the motion. The motion passed with all voting in favor.

***REVIEW UINTAH COUNTY
LIBRARY MOU FOR
BOOKMOBILE
OUTREACH PROGRAM***

Doug Morrill came before the Council to provide a preliminary report on their audit findings for fiscal year end June 30, 2025. Mr. Morrill stated the audit is mostly complete, just not all the way compiled. He presented Council with information regarding the City's assets, the change in net position. Mr. Morrill also shared the figures for expenses and revenue and stated the City's net income was \$1,870,291. He explained they complete three audits; financial, governmental, and compliance. Mr. Morrill stated

***FISCAL YEAR END JUNE
30, 2025 AUDIT REPORT***

DRAFT

that ^{is} appears everything is clean and they have no significant findings. Dan Olsen **moved** to approve the report from the auditors. Kenneth Reynolds **seconded** the motion. The motion passed with all voting in the affirmative.

Micheal handed out information to the Council showing the previous years approved amounts for year end employee bonuses. The information also included what the expense to the City would be, based on the amount selected. Councilman Hall **moved** to approve \$500 net for full-time employees and \$250 net for part-time employees. Dan Olsen **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

Kent Olsen came before the Council to make a request for recognition of a couple that has made great contributions to the community. The name of the couple was discussed but Mr. Olsen asked if they could keep it confidential until they could decide what type of recognition they could do. He stated this couple has donated so much to the community and to Naples City and they wanted to do something to recognize that. It was discussed doing something with the softball fields at the park to honor them. Council members felt it was a good idea and the staff said they would work on getting with the Recreation District and coming up with some ideas.

Mayor Baker took time to present Robert Hall and Andrew Bentley with plaques in recognition of their service to the Council. Robert Hall was recognized for his twenty years of service on the Naples City Council. Andrew Bentley was recognized for his two years of service on the council and appreciation was also expressed for the time he served on the Naples Planning Commission.

With no other business before the Council, Robert Hall **moved** to adjourn the meeting at 8:00 p.m.. Andrew Bentley **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

***DISCUSS AND APPROVE
YEAR END EMPLOYEE
BONUSES***

CITIZEN REQUEST

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

MOTION TO ADJOURN

DRAFT

APPROVED BY COUNCIL ON THE 8th DAY OF JANUARY 2026

BY: _____

ATTEST: _____

DRAFT

Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-22500 HEALTH INSURANCE	22	American Family Life Assurance	Insurance Premium/employee w/h	440656	12/25/2025	168.48
10-22500 HEALTH INSURANCE	410	HealthEquity, Inc.	HSA Payments	TFJD5BK	01/06/2026	21.00
10-22505 EAP/ BLOMQUIST - P	135	Blomquist Hale Consulting Group,	Mothly EAP	JAN26-1172	01/01/2026	368.63
Total :						558.11
10-41-610 MISCELLANEOUS EX	655	Northeastern Utah Office	Name plates- Brock Arnold, Jonat	106980	12/30/2025	45.00
Total LEGISLATIVE:						45.00
10-42-311 PUBLIC DEFENDER	767	Rawlins Law, PLLC	Public Defender	885	01/05/2026	525.04
Total JUSTICE COURT:						525.04
10-50-271 UTILITIES - CITY HAL	46	Ashley Valley Water & Sewer	Water and sewer billing 15.1050.1	0501-1225OF	12/31/2025	67.34
10-50-271 UTILITIES - CITY HAL	775	RDT, Inc.	Garbage Service - 1118	1118-0126	12/31/2025	73.00
10-50-271 UTILITIES - CITY HAL	988	Strata Networks	Monthly Phone & Internet Service	006257438	12/31/2025	572.11
10-50-274 UTILITIES - PLAZA P	46	Ashley Valley Water & Sewer	Water and sewer billing 15.1049.1	0491-1225PD	12/31/2025	28.50
10-50-274 UTILITIES - PLAZA P	46	Ashley Valley Water & Sewer	Water and sewer billing 16.0435.1	4351-1225RSP	12/31/2025	28.50
Total GENERAL GOVERNMENT BUILDINGS:						769.45
10-51-240 OFFICE SUPPLIES A	902	Staples	Pens, Post its, labels	7672228580	01/05/2026	66.66
10-51-245 COMPUTER SUPPO	19	AM Computers	Service contract	INV-000074	01/02/2026	150.00
Total SUPPLIES/EQUIPMENT:						216.66
10-52-245 COMPUTER SUPPLI	1006	Uintah County Recorder	Internet charges	71913	01/01/2026	42.00
10-52-310 BOARD MEMBERS E	216	Clark, Christopher J	Board Members Expense	Q425	01/06/2025	75.00
10-52-310 BOARD MEMBERS E	412	Hiatt, Kevin D	Board Members Expense	Q425	01/06/2026	75.00
Total PLANNING AND ZONING:						192.00
10-54-271 UTILITIES-POLICE	46	Ashley Valley Water & Sewer	Water and sewer billing 16.1110.1	1101-1225PS	12/31/2025	67.34
10-54-271 UTILITIES-POLICE	775	RDT, Inc.	Barrel service	1118-0126	12/31/2025	25.00

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
Total POLICE DEPARTMENT:						92.34
10-58-242	STATE 1% SURCHAR	1108 Utah State Dept of Commerce	1% building permit fee surcharge	1108-1225	01/05/2026	103.37
Total BUILDING INSPECTOR:						103.37
10-60-271	UTILITIES - SHOP	46 Ashley Valley Water & Sewer	Water and sewer billing 17.0475.1	4751-1225SA	12/31/2025	67.34
10-60-271	UTILITIES - SHOP	46 Ashley Valley Water & Sewer	Water and sewer billing 17.0476.1	4761-1225SB	12/31/2025	67.34
10-60-271	UTILITIES - SHOP	775 RDT, Inc.	Garbage Service - 858	858-1225	12/31/2025	75.00
10-60-271	UTILITIES - SHOP	988 Strata Networks	Internet at road dept	006257438	12/31/2025	104.98
10-60-278	BLUE STAKES	139 Blue Stakes of Utah 811	Monthly fax notifications	UT202503718	12/31/2025	73.75
Total STREETS:						388.41
10-70-269	SUBDIVISION PARK	46 Ashley Valley Water & Sewer	Water and sewer billing 18.0551.1	5511-1225IRO	12/31/2025	28.50
10-70-269	SUBDIVISION PARK	46 Ashley Valley Water & Sewer	Water and sewer billing 1818264	8264-1225SUN	12/31/2025	28.50
10-70-271	UTILITIES OF EAST P	46 Ashley Valley Water & Sewer	Water and sewer billing 1611281	1281-1225PK	12/31/2025	67.34
Total BUILDING & GROUNDS:						124.34
Grand Totals:						3,014.72

Report Criteria:

Invoices with totals above \$0.00 included.
Only unpaid invoices included.



Item No. _____

MEMO TO: <i>City Council, City Manager</i>		Subject: <i>Business License for:</i>	
FROM: <i>Dale Peterson</i> Naples City Building Official		Epic Partners, LLC 2091 & 2101 South 1500 East Naples, Utah 84078	
Approve the business license for: Epic Partners, LLC 2091 & 2101 South 1500 East Naples, Utah 84078 <i>To provide a service for adults with disabilities living in the Uintah basin area, in helping them live as normal a life as possible in a residential neighborhood.</i>		Date: Dec 22, 2025	
		Zone: © Commercial	
		02-26-004 – Permitted Uses <i>Clinics, Medical or Denial Medical Office Optometrist, Optical or Oculist Other uses ruled by the land administrator as being similar.</i>	
Services provided: <i>Support for financial budgeting, independent living skills, daily activities.</i> <i>Teach proper communication skills, coping skills, interactive social skills, positive behavior and other supports as needed on a daily basis.</i>			
_____ <i>Dale Peterson</i>		_____ <i>12-22-2025</i> date	

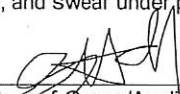
BUSINESS LICENSE APPLICATION



CITY OF NAPLES
BUSINESS LICENSE APPLICATION
1420 East 2850 South
Naples, UT 84078
p. 435.789.9090 f.435.789.9458

Organization Type: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Business Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change Nature of Business: <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Services <input type="checkbox"/> Oilfield <input type="checkbox"/> Retail/Wholesale <input type="checkbox"/> Home Occupation <input type="checkbox"/> Other: _____		Is Business Name Registered with the State <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Federal Tax ID#/SS# _____ Utah Sales Tax # _____ State License # & Type (if applicable) _____	
Business Name: Epic Partners, LLC		DBA:	
Business Address: 2091 & 2101 S 1500 E		City: Vernal	Zip 84078
Business Telephone:	After Hours Emergency Contact: Greg Hall		Phone: 435-655-5941
Mailing Address: (If Different) 390 W State St A1-211		City, State and Zip Hurricane, UT 83737	
Description of Business Activities: Coaching for individuals with disabilities			# of employees 0
Owners Name: Real Business Solutions, LLC	Home Address: 30 N Gould St, STE R, Sheridan, WY 82801		Home Phone:
Owners Driver License #/Work ID #	Owners Date of Birth		US Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No
Managers Name: (If Applicable) Gregory Hall	Managers Home Address:		Phone:
Fee Amount Base Fee _____ \$ _____ Employees _____ x \$3.00 _____ Initial Inspection Fee _____ Beer License/Class _____ Other _____ Total Fees \$ _____		<div style="background-color: #f0f0f0; padding: 5px;"> <p align="center">*****OFFICIAL USE ONLY*****</p> <p>Approved by Building/Fire <u><i>Dele Ptk</i></u> Date <u>12-22-25</u></p> <p>Approved by Council _____ Date _____</p> <p>B/L # _____ Date Paid _____ Amt Received _____</p> <p>Receipt # _____ Received By _____ Check # _____</p> </div>	

The foregoing information is correct to the best of my knowledge. I am aware that this applications does not constitute approve to operate a business until approved by Naples City and a license has been issued. I hereby agree to conduct said business strictly in accordance with the law and ordinances covering such businesses, and that no other type of business will be conducted other than what has been stated above, and swear under penalty of law that the information contained herein is true.


 Signature of Owner/Applicant _____ Date 11/19/2025
 Gregory Hall _____ Owner
 Please Print Name _____ Title

If applicable please provide a "Site Specific Plan" and emergency contact information.

Item No. _____

BUSINESS LICENSE APPLICATION



CITY OF NAPLES
BUSINESS LICENSE APPLICATION
1420 East 2850 South
Naples, UT 84078
p. 435.789.9090 f.435.789.9458

Organization Type: <input checked="" type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input type="checkbox"/> Corporation <input type="checkbox"/> Business Status: <input type="checkbox"/> New <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change Nature of Business: <input checked="" type="checkbox"/> Contractor <input checked="" type="checkbox"/> Services <input type="checkbox"/> Oilfield <input type="checkbox"/> Retail/Wholesale <input type="checkbox"/> Home Occupation <input type="checkbox"/> Other: _____		Is Business Name Registered with the State <input type="radio"/> Yes <input checked="" type="radio"/> No Federal Tax ID#/SS# _____ Utah Sales Tax # _____ State License # & Type (if applicable) _____	
Business Name: <u>Rough Country Fencing & welding</u>		DBA: _____	
Business Address: <u>1865 E 2500 S</u>		City: <u>vernal</u>	Zip <u>84078</u>
Business Telephone: <u>435 8284604</u>	After Hours Emergency Contact: _____		Phone: _____
Mailing Address: (If Different) _____		City, State and Zip _____	
Description of Business Activities: <u>Fencing and welding</u>			# of employees <u>1</u>
Owners Name: <u>Taylor Boren</u>		Home Address: <u>1865 E 2500 S</u>	
Owners Driver License #/Work ID # _____		Owners Date of Birth _____	
Managers Name: (If Applicable) <u>Taylor Boren</u>		Managers Home Address: _____	
Fee Amount Base Fee _____ \$ _____ Employees <u>x \$3.00</u> _____ Initial Inspection Fee _____ Beer License/Class _____ Other _____ Total Fees \$ _____		<div style="text-align: center;">***** OFFICIAL USE ONLY *****</div> <div style="text-align: center;"> </div> Approved by Building/Fire _____ Date <u>12-16-25</u> Approved by Council _____ Date _____ B/L # _____ Date Paid _____ Amt Received _____ Receipt # _____ Received By _____ Check # _____	

The foregoing information is correct to the best of my knowledge. I am aware that this application does not constitute approve to operate a business until approved by Naples City and a license has been issued. I hereby agree to conduct said business strictly in accordance with the law and ordinances covering such businesses, and that no other type of business will be conducted other than what has been stated above, and swear under penalty of law that the information contained herein is true.

Taylor Boren
Signature of Owner/Applicant

11-17-25
Date

Taylor Boren
Please Print Name

11-17-25
Title

If applicable please provide a "Site Specific Plan" and emergency contact information.

CHAPTER 02-13 HOME OCCUPATION

Section 02-13-001 Purpose

Section 02-13-002 Home Occupation Standards

02-13-001 PURPOSE

To encourage the majority of business activities to be conducted in appropriate commercial zones. Business activities may be conducted within a residence on a conditional use basis if such activities comply with the standards of this section. All home occupations shall be secondary and incidental to the residential use. The use should be conducted so that neighbors, under normal conditions, would not be aware of its existence. Home occupations are a conditional use and can be revoked if disruption of the residential neighborhood occurs.

02-13-002 HOME OCCUPATION STANDARDS

A home occupation shall not be allowed as a conditional use unless it meets the following standards:

1. A home occupation shall not be permitted that changes the outside residential appearance of the dwelling.
2. The home occupation may include the sale of commodities.
3. The area of the home devoted to the home occupation and/or storage of stock in trade shall not occupy more than 25 percent of the total area of house and attached garage.
4. The home occupation shall not involve the use of any yard space or activity outside of the residence, except where the use or activity is of the type that is customarily found in the residential neighborhood and where said use or activity does not adversely impact the residential nature of the neighborhood.
5. Advertising signs shall conform to the Sign Ordinance (02-16-001 Home Occupation Signs)
6. Only one company owned vehicle may be used in association with the home occupation and shall be garaged or stored entirely on private property and not within the front yard of the dwelling. Off street parking for the residents and customers must be preserved in addition to the commercial vehicle.
7. The home occupation shall not allow more than two employees coming to the home other than those living in the dwelling. All employee parking shall be off-street.
8. Explosive or combustible materials shall not be stored for a home occupation. The home occupation shall not unreasonably disturb the peace and quiet of the



Item No. _____

MEMO TO: *City Council, City Manager*
FROM: *Szeth Simmons, Building
and Grounds Manager*

Subject: 2500 S Light Pole Christmas lights

Recommendation:

Main street design

Date: 1-5-26

Fiscal Impact:
11,046

Funding Source: 10-70-266

Background:

Updating the light pole Christmas lights to new ones. The old ones are over 20 years old and even though they have been rebuilt around ten years ago they are having electrical issues and stand in need of updating.

Attachments:

Bid sheet

BID OPENING

Project Name:

Date: 1-5-26

Name:	Bid \$
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Main Street Designs	11,046
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Mosca Design	14,518.78
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Staff:

Szeth Simmons

Micheal Davis



860 Downs Road
 Champlin, MN 55316
 p:(763)433-9120
 f:(763)506-0860
 1-800-755-3039
 www.mainstreetdesigns.com

Gavin McLaughlin 763-433-9120

Sales Order		PO# 50--	
Sold To City of Naples Szeth Simmons 1201 E 1300 S Naples Ut 84078		Ship To City of Naples Szeth Simmons 1201 E 1300 S Naples Ut 84078 naplesroad3@gmail.com	
Date	December 15, 2025	Customer Purchase Order	
Ship By:		Contact	
Must have By:	ASAP	Freight Charges	Prepay and add to invoice
Part Number	Quantity	Unit Price	Total

PWW 524	6	3' Diamond Snowflake, 30 C7 LED	\$312.00	\$1,872.00
PWW 529	6	3' Winterfest Snowflake, 54 C7 LED	\$361.00	\$2,166.00
PWW 534	6	3' Spiral Snowflake, 60 C7 LED	\$387.00	\$2,322.00
P655	6	3' Silhouette Snowflake, 54 C7 LED	\$332.00	\$1,992.00
P700	6	3' Presidential Snowflake, 72 C7 LED	\$376.00	\$2,256.00
Subtotal				\$10,608.00
Sales Tax				\$0.00
Shipping via UPS Ground				\$438.00
Total				\$11,046.00



355 Park Ave.
 Youngsville, NC 27596
 1 (800) 332-6798
www.moscadesign.com

Created Date 12/9/2025
 Quote Number 00004615
 Payment Terms Net 20 Days after delivery
 Estimate
 Firm Freight

Prepared By Dawn Harmon
 Email dawn@moscadesign.com

Contact Name Szeth Simmons
 Phone Number (435) 828-4055
 Email naplesroad3@gmail.com
 Shipping Contact Name

Bill To Name City of Naples, UT
 Bill To 1420 E 2850 S
 NAPLES, UT 84078
 US

Ship To Name City of Naples, UT
 Ship To 1420 E 2850 S
 NAPLES, UT 84078
 US

Quantity	Product	Product SKU	Description	Product Description	List Price	Discounted Item Price	Total Price
6.00	3' ALPINE SNOWFLAKE	PMWW-108	3' (width x height) C7 LED bulb count	3' (width x height) C7 LED bulb count	\$493.00	\$330.31	\$1,981.86
6.00	Small Rudolph - Pole Mount	PM-SM-R1			\$559.00	\$374.53	\$2,247.18
6.00	Small Stocking Pole Mount	PM-Stocking1	90 LED lights	90 LED lights	\$801.00	\$536.67	\$3,220.02
6.00	Star Snowflake	PWW-107	3' PWW-107 Contains 72 C7 Lamps 20 lbs.	3' PWW-107 Contains 72 C7 Lamps 20 lbs.	\$666.00	\$446.22	\$2,677.32
6.00	Winterfest Snowflake - 3 ft.	PWW-532-LED			\$620.00	\$415.40	\$2,492.40

All orders paid with a credit card will include a 3.5% Bank Service Fee added to the final bill.
 Shipping & handling are additional. Freight estimates available; final charges invoiced upon shipment.

Rough
 1,899 Shipping

Total Price \$12,618.78
 Grand Total \$12,618.78

Accepted By:

Accepted Date:

By signing above, purchaser agrees to all terms and conditions, and authorizes Mosca Design, Inc. to place order accordingly
THANK YOU FOR YOUR BUSINESS

Naples City Resolution Number 22-339

A RESOLUTION PLACING A TERMINATION DATE ON NAPLES CITY ISSUED DEEDS WITH POSSIBILITY OF REVERTER AND AUTHORIZING SUBORDINATION UNDER CERTAIN CIRCUMSTANCES.

WHEREAS; On or about 2012 Naples City purchased building lots as part of a UBAOG self-help housing project; and,

WHEREAS; Naples City expended \$28,500 per lot for the lots acquired as part of that program; and,

WHEREAS; A primary objective of the program and of the expenditure of funds to purchase the real property was to establish homes that would be and remain single family owner-occupied residences; and,

WHEREAS; Naples City transferred ownership of those lots without any payment to certain participants in the program by a warranty deed with possibility of reverter; and,

WHEREAS; the deed conveying ownership of the real property in order to assure that the homes would remain single family owner-occupied residences reserved a possibility of reverter if the owner of the real property changed the use from single family owner-occupied residences, unless the owner reimburses the cost of the lot; and,

WHEREAS; three (3) owners have reimbursed the City for the cost of the lots in order to be released from the possibility of reverter; and,

WHEREAS; other lots purchased by the City remain subject to the single-family owner-occupied requirement; and,

WHEREAS; the City Council desires to establish a date when the possibility of reverter will be terminated for the remaining self-help housing lots; and,

WHEREAS; the City Council desires to authorize the subordination under certain circumstances of the possibility of reverter to a purchase money mortgage.

NOW THEREFORE BE IT RESOLVED; by the legislative body of Naples City as follows:

1. The owner of any lot purchased by Naples City and transferred without compensation to participants in the 2012 self-help housing program which are subject to the possibility of reverter as of the effective date of this Resolution, may request that the City subordinate the possibility of reverter to a legitimate new purchase money mortgage. The Mayor may execute on behalf of the City a subordination of the possibility of reverter, in a form approved by the City Attorney, under the circumstances outlined herein.

2. Any lot that remains subject to the possibility of reverter on or after September 15,