City of Naples

Naples City Council Meeting Agenda
August 13, 2026 - 7:30 p.m.
1420 East 2850 South
Naples, UT 84078

Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - July 9, 2026 Regular Council Meeting
3. PUBLIC COMMENT PERIOD
4. Accept Fraud Risk Assessment for 2026
5. Discussion on 2000 East Construction Project Costs
6. PUBLIC HEARING - to receive input with respect to the issuance of Street Improvement Revenue Bonds of Naples City, Uintah County, Utah and any potential impact to the private sector from the construction of the 2500 South Street Improvement Project.
7. Discussion and Motion to Work with Utah Inland Port Authority for Economic Development - Lori Haslem
8. Discussion Regarding Social Media Policy
9. Other Matters or Future Council Matters
10. 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 htts://utah.gov/pmn Nikki W. Kay

Naples City Council
July 9, 2026
Minutes

DATE, TIME & PLACE OF MEETING

A meeting of the Naples City Council was held July 9, 2026, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

COUNCIL MEMBERS ATTENDING

Council members attending were Brock Arnold, Dan Olsen, Ross Morton, Kenneth Reynolds and Jonathan Beede. Nate Zilles was absent.

OTHERS ATTENDING

Others attending were Brooks Jones, Bret Reynolds, Mikena Hunter, Michael Harrington, Gwen Harrison, Micheal Davis and Nikki Kay.

OPENING CEREMONY

Mayor Arnold welcomed everyone and asked Chief Simper if he would lead everyone in the pledge of allegiance. Kenneth Reynolds offered the invocation.

APPROVAL OF THE AGENDA

Mayor Arnold 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 in attendance voting aye.

MINUTES APPROVED

The minutes of the regular council meeting of June 25, 2026 were presented for approval. Ross Morton **moved** to approve the minutes. Jonathan Beede **seconded** the motion. The motion passed with all voting aye.

PUBLIC COMMENT PERIOD

Mayor Arnold asked for a motion to open the public comment period. Dan Olsen **moved** to enter the public comment period. Ross Morton **seconded** the motion. The motion passed with all voting aye. Nothing was brought forward from the public. Kenneth Reynolds **moved** to close the public comment period. Jonathan Beede **seconded** the motion. The motion passed with all voting in the affirmative.

NAPLES PTA REPORT

Mikena Hunter with the Naples Elementary PTA came before the Council to give an update. Ms. Hunter stated she will be serving as the new PTA president for the upcoming year. She said that Brittany Schlosser was supposed to be with her tonight but couldn't make it. Ms. Hunter shared how many PTA members they have and how many volunteer hours they

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had last school year. She explained some of the activities and programs they provide and stated they look forward to working together to strengthen the students. Mayor Arnold asked if they would consider coming to the Summerfest to promote membership in the PTA. Ms. Hunter said they would try and do that. Councilman Olsen wanted to know if they could waive the fee for the booth and made that **motion**. Jonathan Beede **seconded** the motion. The motion passed with all voting in the affirmative. Councilman Olsen offered his contribution for membership. Ms. Hunter thanked everyone for their support and said they will come back in September with plans for the upcoming school year.

RESOLUTION 26-378 PARAMETER RESOLUTION AUTHORIZING THE ISSUANCE OF STREET IMPROVEMENT REVENUE BONDS

Council members received a copy of Resolution No. 26-378 a parameter resolution authorizing the issuance of street improvement revenue bonds and calling of a public hearing to receive input with respect to the issuance of such bonds and any potential impact the private sector from the construction of the project. The project being considered for construction is 2500 South from Hwy 40 to 2000 East. The public hearing will be held August 13, 2026. Dan Olsen **moved** to adopt Resolution No. 26-378 and to se the public hearing. Ross Morton **seconded** the motion. The motion passed with the following roll call vote:

Nate Zilles	Absent
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Jonathan Beede	Aye

APPROVE CONTRACT AND EXPENDITURE FOR 1900 SOUTH PARK LIGHTS

Micheal presented the contract from Basin I & E for lights at the park and requested approval for the expenditure. He explained the company is working with the Recreation District on a project at the park and they approached Basin I&E about installing the street lights at the same time. Mayor Arnold asked about the irrigation lines and Micheal said they spoke with Dustin from the Recreation District and he stated they would repair any sprinkler issues. Dan Olsen **moved** to approve the expenditure of $55,144.58 for lights at the park. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

Nate Zilles	Absent
Dan Olsen	Aye
Ross Morton	Aye

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Kenneth Reynolds	Aye
Jonathan Beede	Aye

2000 EAST PROJECT DISCUSSION

Mayor Arnold switched the order of items on the agenda and moved the 2000 East project discussion before the next item on the agenda. Micheal Davis, Bret Reynolds, and Ryan Richens gave an update on the 2000 East project. It was reported they are going to try and do curb, gutter, and sidewalk on the east side up to the Evan's property. The sidewalk in front of the Erickson's will be redone. The 1900 South intersection on the west side will be updated to be ADA compliant and they will leave the ditch to make sure people can still irrigate. Mayor Arnold told Micheal and the engineers that Evan Baker wants to be kept in the loop about what is going on and to please send him the information they currently have. Micheal said he spoke with Brett Baker and he will be getting back with him and he also spoke with the Christofferson's, who stated they are okay with the changes. Councilman Morton asked where they will connect the project to the previous completed phase. Mr. Reynolds showed him on the map where those will connect. He said their next step will be to show UDOT their plans and see if they have any issues. Mr. Reynolds said they are probably looking at next spring to begin construction. Mayor Arnold thanked them for coming.

SALES TAX INCENTIVE RESOLUTION

Mayor Arnold said he asked Mr. Harrington to come and lead a discussion on possible economic development incentive programs for the City. He said this would be to invite businesses and development in commercial areas of the City. Mr. Harrington said he has been speaking with Mike about it and there are a number of different ways the City can go about it. He said this discussion is to talk about the different avenues and see if there is anything that interests the City. Mr. Harrington said he was looking at one avenue, but after speaking with Mike and Quinn Bennion at Vernal City, he would like to redo the proposed plan. Mr. Harrington referenced the 28-acre Gardner Town Center in Vernal with TJ Maxx, Ross, etc. He said it was financed through a TIF (tax increment financing) where a designated program area is selected and owners are identified and you give a value for the land. A value of 6.16 million baseline was given for the Gardner property and then, for the life of the TIF district, typically about 15 years, the taxing entities continue to tax as though it is worth 6.16 million. He said the developer continues to benefit from the tax increase, up to a cap amount. Mr. Harrington said the Gardner property was

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created under a CRA (Community Development Rural Agency) and in order for it to be successful they had to convince all of the taxing districts to agree to donate their tax increment increase back to the CRA and the CRA then has the responsibility to either pay a portion back to the developers or build things for the developer. He said there is a cap on the payback. Mr. Harrington said there are two ways to offer the incentives and one would be through the TIF and the other would be a portion of the sales tax going back to the developer. He stated the City could also use an RDA, it all depends on how big they want to go. Mayor Arnold said he thought the TIF might be a little too extreme because they don't have that large of an area. He was thinking they could do something with sales tax to incentivize a grocery store or something like that. Mayor Arnold was also thinking they could partner with the Inland Port Authority because they can come in and put in some of the infrastructure. Mr. Harrington said it would be a good direction to go because they already have a connection and Inland Port pays through a TIF, just not as big. Mayor Arnold said Inland Port does a lot of the ground work for the City by talking with the other entities. Mr. Harrington said the Inland Port Authority has a lot of connections and the City could define what they want in this area and then the Port Authority could approach developers for the City. Mayor Arnold said, if the Council wants to move in this direction, the Inland Port Authority would be the way to go. He said they can help them draw up plans and help work out water share issues. Mayor Arnold said the Inland Port Authority does take a percentage of the sales tax over a longer period of time, but it's a smaller percentage. Mayor Arnold said he was trying to determine the general feel of the Council before they pursue the discussion any deeper. Councilman Olsen asked if the Mayor had an area in mind? Mayor Arnold said he was interested in the downtown district, maybe near Maverik or Subway. Mr. Harrington mentioned Enterprise Zones, and said there have been discussions in the Legislature to allow for those again. Councilman Beede said he joined the Council to make the community better and to help the future generation with potential jobs and he would love to see Naples get some commercial development. Councilman Morton said the City's responsibility is to make things better for the people who live here and that should also be the focus for retail development, making things better for those who live here. He felt like it was absolutely worth pursuing. Mr. Harrington said the Inland Port Authority is also interested in affordable housing and they will ask if the City is willing to use a portion of the tax increment for that.

Mayor Arnold said they have made steps in the land use ordinance to help control how that development takes place and they would be crazy to say no to the idea. Mayor Arnold asked if they needed a motion to have Mr. Harrington pursue conversations with Inland Port Authority regarding sales tax incentives and bringing small commercial development to the City. Dan Olsen made that **motion**. Jonathan Beede **seconded** the motion. The motion passed with all in attendance voting aye. Mayor Arnold thanked Mr. Harrington for coming and taking the time to look into this matter.

OTHER MATTERS OR FUTURE COUNCIL MATTERS

Gwen Harrison came before the Council asking for their help in the upcoming Naples Summerfest on July 24th. She explained there will be vendors, food trucks, a bounce house, bands, and a pickleball tournament. Gwen said the event starts at 11:00 and goes until after the fireworks. She stated they begin set up at 7:00 a.m.. Gwen said the police have volunteered to be the ones in place for first aid. She stated the ham radio club also offers their help. Gwen said they would love help from the Council, if anyone can. Mayor Arnold said he would get with each of the council members individually and then get back with Gwen about who can help and when. Councilman Olsen asked if they were going to allow people to bring their individual fireworks. Mayor Arnold stated they will not be able to. He also told Council there will be a ribbon cutting ceremony for the pickleball courts on Friday.

Micheal wanted the Council to know that construction for 2500 South would probably also start next Spring. He said the bids might go out in October.

MOTION TO ADJOURN

With no other business before the Council, Kenneth Reynolds **moved** to adjourn the meeting at 8:55 Ross Morton **seconded** the motion. The motion passed with all voting aye.

APPROVED BY COUNCIL ON THE 13TH DAY OF AUGUST 2026

BY: ______________________________ ATTEST: ___________________________

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Fraud Risk Assessment

Continued

*Total Points Earned: 335/395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	/	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	/	20
9. Does the entity have a formal audit committee?	/	20

*Entity Name: Naples City

*Completed for Fiscal Year Ending: 2026 *Completion Date: ______

*CAO Name: ______ *CFO Name: Micheal DAVis

*CAO Signature: ______ *CFO Signature: [signature]

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	✓			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	✓			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	✓			
4. Are all the people who have access to blank checks different from those who are authorized signers?	✓			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	✓			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	✓			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	✓			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	✓			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	✓			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	✓			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".				

* MC = Mitigating Control

NAPLES CITY RESOLUTION #26-379

A RESOLUTION TO CREATE A UTAH INLAND PORT AUTHORITY PROJECT AREA IN NAPLES CITY

WHEREAS, Naples City is a political subdivision of the State of Utah, and Naples City Council is the governing body of the City; and

WHEREAS, Naples City desires that the Utah Inland Port Authority Board create a project area to support economic development opportunities within Naples City; and

WHEREAS, the Project Area aligns with the vision of Naples City for economic growth by encouraging the retention and expansion of h~~ousing needs and~~ existing businesses while recruiting new businesses to create employment opportunities for local residents; and

WHEREAS, the Project Area will be consistent with the City's general plan and zoning regulations; and

WHEREAS, the Project Area will include lands located inside Naples City limits and include land near or adjacent to critical transportation infrastructure, including U.S. Highway 40 and State Route 45, which are essential for logistics and commerce in the region; and

WHEREAS, the Port Authority Project Area will be a beneficial tool to enhance industrial and commercial development and help maximize economic potential; and

WHEREAS, the establishment of the Project Area will provide significant public benefits by creating new employment opportunities and investment in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE NAPLES CITY COUNCIL:

1. Pursuant to Utah Code Annotated §11-58-501(2), the governing body of Naples City herby consents to the creation of a Utah Inland Port Authority Project Area within Naples City. If additional areas are annexed into Naples City, such areas may be included in the Project Area if incorporated into the Project Area plan or an amended project area plan adopted by the Port Authority.
2. This resolution was voted upon and passed by the Naples City Council at a regular City Council meeting held on the _____day of ______________, 2026.

____
Mayor Brock J Arnold

ATTEST:

____
Nikki W. Kay, City Recorder

(S E A L)

CIVCO Engineering, Inc.
Vernal, Utah

CIVCO Engineering, Inc.
Civil Engineering Consultants
PO Box 1758 * 1256 W 400 S, Suite 1
Vernal, Utah 84078

20951 Naples 2000 East

Estimate Current Costs		
Design	$256,491.00	97 - Preliminary Engineering
R/W Agents	$20,000.00	
Roadway	$1,184,287.00	10 +30+ 40+80 - Base Bid Total
Inspection	$240,000.00	95 - Construction Engineering
Utilities		96 - Adjusting Utilities
Incentives		79 - Non Bid Incentives
R/W	$16,000.00	7 TCE's
Contingency	$80,000.00	77 - Misc Non-Bid: Udot Contingency Fund
Total	$1,796,778.00	
Total Budget	$1,651,000.00	
Delta (cost minus budget)	$145,778.00	

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