Naples City Council
September 24, 2026
Minutes

DATE, TIME & PLACE OF MEETING

A meeting of the Naples City Council was held September 24, 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, Nate Zilles, Dan Olsen, Ross Morton, Kenneth Reynolds and Jonathan Beede.

OTHERS ATTENDING

Others attending were Joshua Short, Nathan Fuell, Justin Fuell, Orin Grammer, Rowan Jowell, Joseph Daley, Logan Morris, Annette McRae, Jarid Short, Jackson Morris, Weslon Mortenson, Evelyn Grammer, Saxden Fulkerson, Adam Franklin, Jo Franklin, Willy Snow, Brooks Jones, Szeth Simmons, Micheal Davis and Nikki Kay.

OPENING CEREMONY

Mayor Arnold welcomed everyone and asked Orin Grammer to lead everyone in the pledge of allegiance. Mayor Arnold offered the invocation.

APPROVAL OF THE AGENDA

Mayor Arnold asked for approval of the agenda. Kenneth Reynolds **moved** to approve the agenda. Jonathan Beede **seconded** the motion. The motion passed with all in attendance voting aye.

MINUTES APPROVED

The minutes of the regular city council meeting for September 10, 2026 were presented for approval. Nikki Kay let everyone know that she corrected the names of those who participated in the opening ceremonies after she sent out the minutes. With no other corrections, Dan Olsen **moved** to approve the minutes. Nate Zilles **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. Kenneth Reynolds **moved** to enter the public comment period. Dan Olsen **seconded** the motion. The motion passed with all voting aye. Mayor Arnold explained the purpose of the public comment period to the scouts in attendance at the meeting. Councilman Zilles asked if they were working on their citizenship in the community merit badge. The scouts stated they were. Nothing was brought forward from the public. Ross Morton **moved** to

close the public comment period. Nate Zilles **seconded** the motion. The motion passed with all voting in the affirmative.

RURAL HOUSING AND COMMUNITY STABILITY FRAMEWORK PRESENTATION

Annette McRae came to address the Council about water and housing issues and gave some suggestions for piping water and for affordable housing. Ms. McRae thanked the Council for allowing her time to come and speak with them. She stated she is a candidate for Senate District 20. Ms. McRae noted that water has become a serious discussion for everyone and she has been pushing to get the Green River project completed. She stated that drinking water should be safe but it should not be the first choice for ball fields when treated used water can be used for that. Ms. McRae recommended the City consider installing purple piping whenever they have a road project.

Ms. McRae also shared some thoughts on affordable housing and managing rental housing. She stated the best time for a city to address Airbnb's is before growth happens. Ms. McRae stated a city can have overlay zones, license all nightly rentals, reward a builder that sets deed restrictions and they can set limits on the number of allowed rentals.

Ms. McRae stated she was there to see what the City needed and had several questions for the Council to get feedback on where the City's needs are. Councilman Morton asked if she would please email the questions. Councilman Zilles wanted to clarify that Ms. McRae was there to determine what Naples City's concerns are and not to seek Naples City's support for her candidacy. She stated that was correct.

Mayor Arnold and Council members thanked her for coming and requested she send an email of the questions she had for them.

INLAND PORT AUTHORITY PROJECT AREA DISCUSSION

Mayor Arnold said he is meeting with Lori Haslem with the Utah Inland Port Authority so they could talk about the areas Naples City wants to consider for their project areas. Mayor Arnold was asking the Council to give their recommendation for different areas to consider. He asked Gwen Harrison to put together a map showing different areas they might want to look at, along with parcels that have not been developed. Gwen stated she looked at areas specifically touching Hwy 40, at areas that would be good for development but currently had no development, and the area around the IFA development. Mayor Arnold explained to the people

attending what the purpose of the UIPA was and how the City could partner with them to help build the infrastructure that would encourage businesses to develop here and thereby increase sales tax to help improve roads, sidewalk and water mains. It was explained the City doesn't have to buy the property. The City can include the property in the project area and work with owners who are willing to develop the property. Councilman Zilles wanted to know if the UIPA has taken into account the City's concern with water and how they can help with that. Mayor Arnold stated the City has to designate the area first and get that partnership going, then they can start to work on those areas of concern. He said he was discussing the idea with other planners and they said, having a broader area works better. Mayor Arnold asked Gwen if she would include the area from the city office building to 500 East. Councilman Zilles asked about the lots near the FedEx building. Mayor Arnold stated they might want to include everything east of the airport. Councilman Zilles said it would be good if the business owners understood the benefit of being in the project area. Gwen asked if they wanted to include the light industrial area. Mayor Arnold said it wouldn't hurt. He said if a business wants to expand, this would bring resources to help them do that. Mayor Arnold said their target right now should be areas coming off of Hwy 40 and trying to keep the traffic off of the residential roads, like 2500 South. Mayor Arnold asked if the Council has anything they want him to bring up with Lori Haslem. He asked Gwen to update the map, send it to everyone, and asked them to get back with him with any concerns.

OTHER MATTERS OR FUTURE COUNCIL MATTERS

Mayor Arnold asked if anyone would be available to help with the Trunk or Treat Street activity on the 24th of October. Councilman Morton said he would help. Council discussed a theme for costumes and agreed on what that would be. Councilman Beede and Councilman Zilles said they would get back with him.

Councilman Morton asked if the Mayor or someone would forward the email from Ms. Kargis that was discussed at the last meeting. Mayor Arnold asked Nikki if she would take care of that.

MOTION TO ADJOURN

With no other business before the Council, Nate Zilles **moved** to adjourn the meeting at 8:20. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

APPROVED BY COUNCIL ON THE 8TH DAY OF OCTOBER 2026

BY: _____ ATTEST: _____