

Naples City Council November 11, 2010 Minutes

The regularly scheduled meeting of the Naples City Council was held November 11, 2010, at 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, Gordon Kitchen, Dennis Long, Dan Olsen and Ken Reynolds. Robert Hall was absent

COUNCIL MEMBERS ATTENDING

Others attending were Jim Harper, Mark Watkins, Chris Hoem, Craig Blunt and Nikki Kay.

OTHERS ATTENDING

Mayor Dean Baker welcomed everyone and called the meeting to order at 7:30 p.m. Mayor Baker opened the meeting with the pledge of allegiance. Councilman Kenneth Reynolds offered the invocation.

OPENING CEREMONY

It was noted that Robert Foley called and would not be in attendance to give the audit report so it was removed from the agenda. Craig Blunt asked if an emergency expenditure could be added to the agenda. Dennis Long **moved** to approve the agenda with those changes. Ken Reynolds **seconded** the motion. The motion passed with all voting aye.

AGENDA APPROVED

Mayor Baker asked for approval of the minutes of October 28, 2010. Councilman Kitchen wanted it noted in the minutes of October 28, 2010 that he asked Craig Blunt to get with Neal Cathey to coordinate placement of the signs at the park. Kenneth Reynolds **moved** to approve the minutes of October 28, 2010 with the change as discussed. Gordon Kitchen **seconded** the motion. The motion passed with all in attendance voting aye.

MINUTES APPROVED

Councilman Reynolds asked Craig if he was able to work on the revisions for the fire department policies. Craig said he was still working on them. Councilman Reynolds also asked about the Christmas party. It was noted that the date would be December 6, 2010 and the time decided was 6:00 p.m.

FOLLOW UP ITEMS FROM PREVIOUS MEETING

Councilman Kitchen wanted to know when the discussion for

the new ball field would be on the agenda. Mayor Baker said it was decided to hold that discussion at the second Council meeting in January. Councilman Kitchen also wanted to know if Craig had time to meet with Neal Cathey about the signage at the park. Craig said he spoke with Neal but had not had time to meet with him yet.

Nikki Kay presented the bills in the amount of \$36,577.59 and also requested approval to pay Tracy Stocking \$22,500 for the completion of the form-based codes. Councilman Long asked about the payment for the inmate workers. Jim Harper said he used the workers to clean up along the highway. Councilman Long also asked about the freight charges for the Christmas decorations. Jim Harper said it was shipping charges on all of the new decorations received. Mayor Baker said the decorations looked good but asked Jim to stagger the placement of the decorations for next year. With no other questions or comments, Dennis Long **moved** to approve the bills in the amount of \$59,077.59. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Absent
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

JDS Pumping, LLC - 596 East 1750 South. A business license application was submitted by James David Siddoway for contract pumper services. Craig said Mr. Siddoway would not be allowed to park a large truck at his home. Craig said this application would be similar to a licensed contractor. Gordon Kitchen **moved** to approve the business license for JDS Pumping, LLC. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Jim Harper asked for approval to purchase 20 sign anchors and 10 adaptors. Jim explained this would be for their emergency trailer roll up signs. The amount requested was \$732.20. Dennis Long **moved** to approve the amount requested. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

Robert Hall	Absent
Dan Olsen	Aye

APPROVAL OF THE BILLS

BUSINESS LICENSE APPROVALS

PURCHASE OF SIGN ANCHORS AND ADAPTORS

Dennis Long Aye
Kenneth Reynolds Aye
Gordon Kitchen Aye

Jim Harper asked for approval to send Ryan Cook to Roosevelt for a one day pesticide application workshop. Jim stated this would help Ryan keep his certification for pesticide spraying. Kenneth Reynolds **moved** to approve \$30 per diem for Ryan to attend the pesticide safety and education class. Dennis Long **seconded** the motion. The motion passed as follows:

***TRAVEL APPROVAL FOR
ROAD DEPARTMENT***

Robert Hall Absent
Gordon Kitchen Aye
Dennis Long Aye
Dan Olsen Aye
Kenneth Reynolds Aye

Chief Watkins asked for approval to attend the Police Chief's midwinter conference in Sandy, Utah. The amount requested was \$290. Dan Olsen **moved** to approve the travel expense for the Chief. Kenneth Reynolds **seconded** the motion. The motion passed as follows:

***TRAVEL APPROVAL FOR
POLICE DEPARTMENT***

Robert Hall Absent
Gordon Kitchen Aye
Dennis Long Aye
Dan Olsen Aye
Kenneth Reynolds Aye

Chief Watkins told the Council that he met recently with Councilman Olsen and the Mayor to discuss the need for an IT person. Chief Watkins said he has been spending a great deal of time trying to fix computers and programming computers when he thought his time could be better spent working with his department, with the public, and local businesses. Chief Watkins said he also talked with Craig about the need for an IT person. Chief Watkins said the person would have access to private and protected information and he was hesitant to out source the work. He said as he talked with Craig they came up with a couple of ideas, one of them was to hire someone familiar with the police programs to work as both an IT person and as a part time officer. Councilman Kitchen wanted to know what Vernal City was doing and Uintah County. Chief Watkins said they both have their own IT people that are full time. Councilman Kitchen said the City is not as big as Vernal or Uintah County

***DISCUSSION REGARDING
IT PERSONNEL***

and wasn't sure it warranted a full time person. Councilman Kitchen wanted to know if the City could subcontract with either Vernal City or Uintah County and stated he was very hesitant to hire anyone full time. Chief Watkins said a part time police officer would help him cover shifts and would also be familiar with the programs and would already be covered by the security background checks. Chief Watkins stated the lease vehicles also require someone to switch the equipment from one vehicle to another every two years and the IT person could also be utilized for that. Mayor Baker said he also wasn't sure if a full time person was warranted. Chief Watkins said he spoke with the owner of Techris Computers and said he came away from the meeting that he was overwhelmed at what the department needed. Councilman Kitchen said he would like to see in more detail what Vernal City is doing and what kind of hours their IT person spends on police work. Chief Watkins said another concern he has is when one of their computers goes down then an officer is left without the proper equipment until it can be fixed. Mayor Baker wanted to know if the department could invest in another laptop computer to have on hand to swap out if he has that problem again. Mayor Baker wanted to know if they could advertise for a part time IT person, someone familiar with computers that might be looking to pick up a little extra work. Craig suggested letting Chris Hoem go in and help the police department until something could be worked out. Mayor Baker asked the Chief to utilize Chris until it is decided what needs to be done and to maybe post the job with Workforce Services and to emphasize the need for the applicant to be able to pass a background check. Craig Blunt also said the Council would need to consider adding a line item and funds to the budget for IT services. No action was taken on this matter.

Chris Hoem came before the Council to discuss the affordable housing plan. Chris said the Planning Commission has reviewed the affordable housing plan and recommended adding it to the General Plan. Chris said it is a requirement of the State for the City to have an affordable housing plan. Councilman Kitchen said he is very uncomfortable with the language in the Plan, it suggests opening up the zones in the City to allow for multiple housing. Chris said he agreed, but the Housing Plan would be added to the General Plan which is a vision for the City and would not be added to the Land Use Ordinance which is the law for the City. Councilman Kitchen said he is still not comfortable with it. Mayor Baker and Craig Blunt both said it opens the City up to those

***ACCEPTANCE AND
APPROVAL TO ADD
AFFORDABLE HOUSING
PLAN TO THE GENERAL
PLAN***

potential developments. Chris asked if they thought it meant someone could hold the City to this Plan. They said "yes, they did." Chris said the Housing Plan is not the law and it would be impossible for anyone to hold them to it. Councilman Kitchen said it might be impossible, but the way it is written suggests that the City would be agreeable to these changes and is working toward that direction and he doesn't feel like we are. Mayor Baker said he doesn't feel like people in the City want duplexes or town homes in their neighborhood. Chris said the homes don't have to be duplexes, they can be single family homes on smaller lots that are affordable. The focus is that the homes fit in but are affordable. Mayor Baker wanted to know if the R-3 zone would satisfy the requirements to solicit funding from the State. Chris said the Housing Plan was written mostly by Richard Walker and the City is required to have a Housing Plan. He said Mr. Walker is familiar with the State requirements and he made sure those items were included in the Housing Plan as it was being written. Mayor Baker wanted to know why the R-3 zone wouldn't satisfy the requirements of having a place for affordable housing. Mayor Baker said the document could say something like "the City would allow and does encourage low income housing and has set aside a portion of the City for such development." Councilman Kitchen said he would be happy to meet with Chris and go over the Plan to show him where his concerns are. Mayor Baker said he would also like to meet with him and discuss his concerns. Dan Olsen **moved** to table this item until it could be reviewed further. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

Chris Hoem asked the Council to consider adding the form-based codes to the Land Use Ordinance as Chapter 02-37. Chris said the Council approved it as a Municipal Code and he felt it needed to be in the Land Use. Dennis Long **moved** to approve the form-based codes with the new chapter number and remove it as a municipal ordinance (10-127). Kenneth Reynolds **seconded** the motion. The motion passed as follows:

***DISCUSSION TO ADD THE
FORM-BASED CODE TO
THE LAND USE
ORDINANCE***

Robert Hall	Absent
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Chris Hoem presented approval for a structural addition to the Nalco building located at 1650 South 1500 East. Chris told the Council, the people at Nalco have been parking on the west side and southeast side of the building and they would like to add a four bay structure to the west side of the building to park some of their trucks. Chris said this required Council and Zoning approval because the Ordinance states that anything over 1000 square feet for an addition has to go through that approval process. Kenneth Reynolds **moved** to approve the addition. Dennis Long **seconded** the motion. The motion passed with all present voting aye.

***STRUCTURAL ADDITION
TO NALCO***

City Administrator - Craig Blunt told the Council that he is finalizing the CDBG application for the purchase of lots for self help housing. He said it appears that the AOG is willing to work with them on this type of project. Craig said he also spoke with the developer of Pheasant Run and he seems open to the idea of selling some of their lots. Councilman Kitchen wanted to know if some of the lots could be used for the development of a park. Craig said he would have to check on that and believed at one time there was a discussion about having land there for a park. Council members discussed who would be responsible to maintain and irrigate the park.

***ADMINISTRATIVE
UPDATES***

Craig also wanted the Council to know that on November 22nd he will be meeting with the AOG to update the emergency preparedness plan because the old one has expired.

Police Department - Chief Watkins said the department is doing well. He updated the Council on the statistics for incidents and case reports. Craig Blunt said he has received very positive comments from the businesses about the police department. Councilman Kitchen wanted to know if the officers leave any type of card when they do security checks at the businesses. Chief Watkins said they leave the door hangers if they ever discover a problem but not any type of card just let them know their business was checked.

Road Department - Jim Harper told the Council that the road department has been working to install the drain box at 500 South. He said the drain box is too high and they will be working to correct that. Mayor Baker wanted to know about the box on 1500 South. Jim said they have the box and will install it as soon as the contractors can get to it. Jim also reported that the work on the wash bay and storage shed is

almost complete. Jim asked the Council when they would like to see the Christmas lights turned on. After some discussion it was decided to turn them on the day before Thanksgiving to allow the road department the day after Thanksgiving off.

Planning Department - Chris Hoem said the Planning Commission has been working on the RA-1 zone and the discussion has been to change the zones to fit future growth. He said the zone has always been to allow for residential and agriculture but not all of the new subdivisions need agricultural allowances. Chris said they would like to make the RA-1 zone truly for the residential/agricultural and new subdivisions would be zoned R-1. He said in doing that, they need to make sure the R-1 zone is what the City really wants. Councilman Kitchen wanted to know if they were going to have spot zoning because of subdivisions. Mayor Baker said they are just trying to get the zone to fit the subdivision. Chris said what the City currently has are subdivisions and residential agricultural uses and they share the same zones, what they want to do is use the variety of zones the City has and customize those to what is needed.

Chris reported to the Council that the Planning Commission has reviewed the tree ordinance and included the penalties and enforcement and he will bring those changes back to the Council in December.

Chris also updated the Council on the economic development plan currently being worked on with other agencies. Chris said a number of other agencies and businesses met to discuss the state program that helps businesses find land that is available for industrial development or office space and works toward helping them create jobs. He said they have been meeting to target key spots in Naples and other areas that are prime for this type of use. Craig said that Naples was the first entity in the area to use this state program and brought it to the awareness of the others.

Chris updated the Council on the City car he drives. He said he took it to another mechanic that confirmed the transmission problem. The estimate from them for the repairs was \$1,400. A discussion was held about what avenues Chris could explore to see about getting another car. Council members asked Chris to come back at the next meeting with some options and prices.

Animal Control - Councilman Olsen had nothing to report.

Fire Suppression and Health Services - Councilman Hall was not in attendance.

Impact Mitigation - Councilman Long had nothing to report.

Recreation District - Councilman Kitchen wanted to know if anyone attended the Mayor's walk. Mayor Baker said he was not able to attend. Councilman Kitchen said it was better organized this year and went much smoother.

Councilman Kitchen asked Jim Harper to get with Neal Cathey and work at removing the dead tree that is right across the road from the Naples school.

Councilman Kitchen said the new ball field looks good and they have tested the irrigation but it is not hooked up. He also said the field has been laid with sod but there is a small section that will need seeded.

A discussion was held about holding a public hearing to open and amend the budget at the next meeting. Nikki Kay said she hoped to have the audit report before opening the budget. After some discussion it was decided to hold the public hearing for the budget at the next meeting after the audit report.

OTHER MATTERS

Jim Harper told the Council that a large hole opened up in the road and sidewalk near the south entrance to Dan's Tire. Jim asked the Council for approval to expend \$1,500 to repair the sidewalk and UDOT would be responsible for repairing the road and gutter. Ken Reynolds **moved** to approve \$1,500 for the repair. Gordon Kitchen **seconded** the motion. The motion passed with the following roll call.

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Dennis Long	Aye
Dan Olsen	Aye
Robert Hall	Absent

Councilman Olsen expressed his concern about the willow tree on the corner of 2000 E 2500 S that hangs down over the road. Councilman Olsen said it obstructs the view of drivers that pull up to the corner. Craig Blunt said he would write a letter to the property owner asking that they cut

back the tree and he would follow up to see that it gets done.

With no other business before the Council, Dennis Long moved to adjourn the meeting at 9:20 p.m. With no objections the meeting was adjourned.

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 9th DAY OF DECEMBER 2010

BY: _____

ATTEST: _____