

**Naples City Council
October 27, 2011
Minutes**

The regularly scheduled meeting of the Naples City Council was held October 27, 2011, 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 Kenneth Reynolds. Robert Hall was excused.

***COUNCIL MEMBERS
ATTENDING***

Others attending were Karly Simper, Spencer Young, Skyler Young, Brandi Masey, Makayla Chivers, Breaden Bailey, Miranda Reynolds, Dalan Duncan, Chancy Slauch, Nate Belliston, Braden Belliston, Ellen Brown, Lincoln Brown, Cody (?), Bud Penny, Kim Rinderknecht, Hailee Black, Tiffani Settles, Anthony Dugan, Sharon Turner, Lakiaya Young, Mark Watkins, Connie Patton, Chris Hoem, Craig Blunt, and Nikki Kay.

OTHERS ATTENDING

At 7:30 p.m. Mayor Baker welcomed everyone and called the meeting to order. Mayor Baker opened the meeting with the pledge of allegiance. Councilman Dan Olsen offered the invocation.

OPENING CEREMONY

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

AGENDA APPROVED

Mayor Baker asked for approval of the minutes of October 13, 2011. Gordon Kitchen **moved** to approve the minutes of October 13, 2011 as written. Dennis Long **seconded** the motion. The motion passed with all in attendance voting aye.

MINUTES APPROVED

Mayor Baker asked if anyone had anything to discuss or follow up on from the previous meeting. There was no discussion.

***FOLLOWUP ITEMS FROM
PREVIOUS MEETING***

Connie Patton presented the bills in the amount of \$104,556.58 and asked for an additional amount of \$996.47 to be paid to Auto Repair Pros. Dan Olsen **moved** to approve the bills with the additional amount requested. Gordon Kitchen **seconded** the motion. The motion passed

APPROVAL OF THE BILLS

with the following roll call vote:

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

A business license application was received from **Prime Well Services** located at 1315 S 1200 E. Craig Blunt said the business is located in the proper zone and the company will be using the location mainly as an office. Gordon Kitchen **moved** to approve the license for Prime Well Service. Dennis Long **seconded** the motion. The motion passed with all voting aye.

***APPROVAL OF BUSINESS
LICENSES***

A business license application was received from **CP Machine** at 1626 E 2250 S. Craig said the residence will be used as an office for this company which will be conducting business mainly in North Dakota. Craig said the City will need a signed agreement for a home occupation business. Dennis Long **moved** to approve the business license for CP Machine. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Craig Blunt said he was waiting for Vance King, who was expected to be at the meeting, to discuss the 2500 South road project. Gordon Kitchen **moved** to table the matter to see if Mr. King arrived later. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting aye.

***2500 SOUTH PAYMENT
APPROVAL - CHANGE
ORDER***

One of the students in attendance asked about the road project just discussed. Mayor Baker explained about the construction of 2500 South and why the Council tabled the discussion. The student wanted to know why 2500 South has a turn lane all the way down. Mayor Baker said the turn lane was designed to give residents living along 2500 South safer access to their driveways. He stated the turn lane allows traffic to flow back and forth without stopping for people accessing their driveways. No action was taken in this matter.

Council members received a request to cut into the road at 1144 E Amelia Earhart Circle (Lot #9 Winder Industrial). Craig Blunt told the Council that this was a request by the

***REQUEST TO CUT ROAD
IN WINDER INDUSTRIAL
PARK***

property owner and was accompanied by a letter from Ashley Valley Water & Sewer recommending another sewer lateral be installed to the sewer main because of a difference in grade on the property. Craig said because of the elevations on the property the business would not be able to expand using the stub outs already there. Councilman Long recognized the need for progress and didn't want to impede the construction of the business. Councilman Olsen wanted to know if a cold patch would be installed on the cut until a hot mix patch could be installed in the Spring. Craig said that is what they would probably do. Dennis Long **moved** to approve the road cut request. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

Chief Watkins came before the Council to request travel approval for himself and two of his officers. Chief Watkins requested approval to allow Lieutenant Escoto to attend leadership training in Salt Lake City, the amount requested was \$412.86. Chief Watkins asked approval to attend Advanced Supervision and Management training in Sandy in the amount of \$150.00 and asked approval for Corporal Horrocks to purchase a plane ticket to attend a drug task force training in Reno. Chief Watkins said all other expenses for Corporal Horrocks will be paid for by the Drug Task Force. The total amount of all training requested was \$702.26. Dennis Long **moved** to approve up to \$710 for all three requests. Kenneth Reynolds **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

Craig Blunt asked for approval to attend the Utah Managers Association meeting at the University of Utah. Gordon Kitchen **moved** to approve the travel request for the Fall Conference in the amount of \$60. Dennis Long **seconded** the motion. The motion passed with the following vote:

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

***POLICE DEPARTMENT
TRAVEL REQUESTS***

***TRAVEL APPROVAL
REQUEST BY CITY
ADMINISTRATOR***

***REVIEW AND CHOOSE
FOOTPRINT FOR RETAIL
LOT DEVELOPMENT***

Chris Hoem presented the different concepts for the retail lot development at the City Office. The concepts were prepared by Tracy Stocking and Associates. Chris Hoem stated he liked the C-1 concept the best. Mayor Baker explained to those in attendance the purpose of a Redevelopment Area, he said the number one purpose is to try and develop blighted areas. Mayor Baker explained that the City would like to build a retail building on the one acre lot next to the City Office. Mayor Baker explained that the Council was looking at different concepts of how a building should sit on the lot. Councilman Kitchen stated he did not believe any of the concepts submitted were conducive for retail businesses. He believed a retail business would want their store to face the roadway for better visibility and advertising. He pointed out that all of the drawings showed the business access from the opposite side of the roadway and all of the parking access coming from 2850 South. Mayor Baker said Chris Hoem was trying to follow the form-based codes in working with the layout of the building. Chris Hoem stated they were trying to keep with a pedestrian friendly downtown area with this concept and wanted to set the standard with this building. Councilman Kitchen said they are trying to attract businesses here and trying to do it soon, he didn't feel that any of the concepts presented would be the layout that a business would want. Chris Hoem said he liked the configuration of C-1 because it conceals the parking from the street and it also helps buffer the noise from the highway for any customers. Mayor Baker thought the building against the main road would offer large glass windows for displays or advertisements and that could be a draw for a developer. Councilman Long wanted to know if a rectangle building would be better if they were building for three occupants in the building. A discussion was held among the Council members as to what type of business would work best for the area, what would allow for better access of deliveries, what would draw people to a business, and increasing the building to 9,000 square feet and eliminate some of the parking and landscaping. Dennis Long **moved** to approve concept C-1 with the changes discussed with Chris Hoem, to increase the building to 9,000 square feet, and to eliminate the patio from the concept. Dan Olsen **seconded** the motion. The motion passed with all voting aye. Councilman Kitchen hesitated about giving the go ahead without having any final plan from Tracy Stocking & Associates. Chris Hoem said he would tell them they have not committed any money as far as the building goes.

One of the students in attendance wanted to know why the City was building a retail center. Mayor Baker explained that it was to improve the downtown area of Naples City with the funds available in the Redevelopment Agency. Mayor Baker said they believed the best way to spend the money would be in some type of retail development and said having the building is a good incentive for someone looking to begin a business.

Nikki Kay presented the Council with the agreement for PEHP Dental Insurance for plan year July 1, 2011 to June 30, 2012. Councilman Long wanted to know if the new plan was an increase in cost to the City. Nikki stated that it was just a different insurance carrier and there would be no notable cost increase to the City. Dennis Long **moved** to approve the agreement. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

PEHP DENTAL AGREEMENT

Craig Blunt updated the Council on the CDBG self-help housing program. Craig said he has been working with Advanced Title to finish up the title for the purchase of the lots in the self-help housing project. Craig said the City will need to pay for the title insurance paperwork and he asked for approval to pay for the lots when all of that is complete. Kenneth Reynolds **moved** to approve payment to the title insurance company. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

CDBG SELF-HELP HOUSING UPDATE AND APPROVAL TO PAY TITLE INSURANCE COMPANY

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

Craig Blunt updated the Council on the easements for 1000 South. Craig reported that the easements from Vernal City and Uintah County were both received. Craig said the plat map and the easements have been taken to the County Recorder and he is just waiting for those to come back. Mayor Baker wanted to know about the Chevron signs at the end of 1000 South. Craig said the Engineer for the airport fence project has been in touch with Jim and they are working that out.

CITY ADMINISTRATOR UPDATES

Craig said the Hwy 40 safe sidewalk was reviewed today. Mayor Baker wanted to know if a representative from UDOT reviewed it. Craig said they did. Mayor Baker wanted to know

if they were happy with it. Craig said they were except for three places which UDOT will correct themselves.

Craig updated the Council on the 1900 South drainage project. Craig said they had a mandatory walk through for the project and only one person came. Craig said the company was B&C Construction. Craig said the company has been working on projects for the Forest Service and would like to continue working in the area. Craig told the Council that the next bid opening will be November 9th and if they don't receive any bids or if none of the bids are acceptable then the City can proceed with the project as they would like.

Craig Blunt reminded the Council about the ribbon cutting ceremony for the Beehive Homes on November 11th at 1:00. Craig said the owners have invited the Council and staff to a luncheon before the ribbon cutting ceremony. Mayor Baker asked the staff and Council to try and make every effort to be there for the luncheon and the ribbon cutting ceremony.

Nikki Kay reported that the audit for the City is almost complete and Mr. Foley would like to give his report the first Council meeting in November.

With no other business before the Council, Dennis Long **moved** to adjourn the meeting at 8:45 p.m. Kenneth Reynolds **seconded** the motion. The meeting was adjourned.

***RIBBON CUTTING FOR
BEEHIVE HOMES***

OTHER MATTERS

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 10th DAY OF NOVEMBER 2011

BY: _____

ATTEST: _____