

**Naples City Council**  
**May 24, 2012**  
**Minutes**

The regularly scheduled meeting of the Naples City Council was held May 24, 2012, 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, Gordon Kitchen, Dennis Long, Dan Olsen and Kenneth Reynolds.

***COUNCIL MEMBERS ATTENDING***

Others attending were James Richards, Jim Harper, Mark Watkins, Chris Hoem, and Craig Blunt.

***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 Robert Hall offered the invocation.

***OPENING CEREMONY***

Mayor Baker asked for approval of the agenda. Chris Hoem asked for time under 'Other Matters.' Dennis Long **moved** to approve the agenda. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

***AGENDA APPROVED***

Mayor Baker asked for approval of the minutes of May 10, 2012. Dan Olsen **moved** to approve the minutes as presented. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

***MINUTES APPROVED***

Mayor Baker asked if anyone had anything to discuss or follow up on from the previous meeting. Nothing was brought forward to discuss.

***FOLLOW UP ITEMS FROM PREVIOUS MEETING***

Mayor Baker presented the bills in the amount of \$26,155.50 and asked for approval to pay them. Dennis Long **moved** to approve the bills. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

***APPROVAL OF THE BILLS***

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

A business license application for **Freedom Truck & Trailer Parts, Inc.** was presented for Council approval. Craig Blunt stated the fire inspection has not been completed because the previous business has not completely moved out. Gordon Kitchen **moved** to approve the business license contingent upon completion of the fire inspection. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting aye.

***BUSINESS LICENSE APPROVALS***

Jim Harper requested approval to expend funds to seal coat and stripe the parking lot at the city office. He said they contacted four businesses and received one response back with a bid of \$4,900. Robert Hall **moved** to approve the expenditure if the funds are in the budget. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

***APPROVE EXPENDITURE TO SEAL COAT PARKING LOT***

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

Craig Blunt presented a request to purchase a new boiler for the city shop. Craig said they have floor heat in the shop and the boiler was installed in 1994 and is 75 percent efficient. He wanted to replace it with a boiler that was 96 percent efficient. Craig said they will also be replacing the circulation pump. Mayor Baker wanted to know if the funds were in the budget. Craig said they are. Kenneth Reynolds **moved** to approve the \$7,870 for the boiler upgrade. Dennis Long **seconded** the motion. The motion passed with the following roll call vote:

***APPROVE EXPENDITURE FOR NEW BOILER***

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

Mayor Baker asked for a motion to open a public hearing to discuss the FY 2011/2012 and FY 2012/2013 budgets. Dan Olsen **moved** to open a public hearing. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye. Mayor Baker asked if there was any comment from the public. With no comment from the public, Dan Olsen **moved**

***PUBLIC HEARING FOR FY 2011/2012 AND FY 2012/2013 BUDGETS***

to close the public hearing. Robert Hall **seconded** the motion. The motion passed with all voting aye.

Council members were presented with Resolution 12-246 for their approval, amending FY 2011/2012 budgets. Dan Olsen **moved** to adopt Resolution 12-246. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

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

James Richards read through a conditional use agreement that he wrote up concerning his storage facility at 2225 South 3250 East, Fort Knox Storage. The items on the agreement were discussed at the last City Council meeting. Mr. Richards included the original conditional use requirements for his storage facility yard: 1) outdoor lighting, 2) seven foot barb wire fence, 3) City approval of any permanent structures. Mr. Richards requested that the requirement of a seven-foot fence be deleted because he believed his customers liked an open self-storage facility and wanted the agreement to be amended to only require a six-foot high site obscuring fence if any residential development takes place around this property. The other modification to the agreement was to allow enclosed permanent storage buildings to be built at this time and for the buildings to meet current applicable fire codes. Mr. Richards wanted to know if this met the requirements discussed at the previous meeting. Councilman Kitchen said they need to include some type of language that addresses what needs to take place if Mr. Richards' or one of his children, as care takers, ever sells the property. He said it should include language that would allow the new owner to require a fence to be built between that property and the storage facility. Mr. Richards thought that was covered in the document but said he could make it more clear. Mayor Baker said he thought the City was going to write up the requirements of the conditional use and not Mr. Richards. Mayor Baker said he wouldn't sign the agreement until Mr. Judd reviews it. He thought it should have come from the City and not the other way around. Mayor Baker said he didn't have a problem with the content, he just wanted the conditions of the agreement to be established by the City and reviewed by the city attorney. Mayor Baker also

***A P P R O V A L   O F  
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A M E N D I N G   T H E   F Y  
2 0 1 1 / 2 0 1 2   B U D G E T***

***F O R T   K N O X   S T O R A G E  
S E T T I N G   C O N D I T I O N A L  
U S E   A G R E E M E N T  
R E Q U I R E M E N T S***

asked about the reference to the fire code and wanted to make sure it also addressed the need of a building permit for any permanent structures. Chris Hoem wanted to know if Mr. Richard's needed to come back to another meeting or if the Mayor would sign the agreement after Mr. Judd approves it. Robert Hall **moved** to have Chris Hoem write the conditional use permit for Fort Knox Storage and have Dennis Judd approve it and then the Mayor can sign it. Gordon Kitchen **seconded** the motion. Councilman Olsen wanted to know if they were approving the modifications as presented. Mayor Baker said Mr. Judd might make changes that need approved. Mr. Richards' said he is okay with waiting another two weeks if that is what is needed. Councilman Olsen thought the last two paragraphs could be left off because policy would dictate any future conditional uses. Councilman Kitchen thought the part listing the structures didn't need to be included because each of those would be determined by a building permit. Craig said that would be true and that it would be part of a submitted site plan. The motion passed with all voting aye.

Craig Blunt reported on the difficulty of keeping track of the recordings with the County Recorder on property. The rule should be that any property divisions should go through the entity where the property is located. Craig said he was told by the County Recorder's office that if the City wants someone to watchdog that process then the City would need to hire someone to do it because they don't have time. Craig said the last couple of parcels that were recorded by deed have created some problems. Mr. Judd has been in contact with the assessor's office and asked them to give the City notice when a property has been recorded by deed and/or subdivided. He said when that happens the owners are given a parcel number and the City would be put on a list to receive notice so it can be followed up on. Mayor Baker wanted to know if such a notice was still happening after the fact. Craig said it is, but it brings them closer to being able to find the information sooner. Mayor Baker wanted to know if the City has the ability to pull up the parcel numbers from the County's web site and if the City could monitor it that way. Craig said he would see if there is any where that the County lists the newest property divisions. Kenneth Reynolds **moved** to approve the direction the City wants to pursue as stated in the letter from the City Attorney. Dennis Long **seconded** the motion. The motion passed with all voting aye.

***DISCUSSION ON  
DIVISION OF REAL  
PROPERTY PARCELS***

Craig reported on a meeting he attended the past week in which representatives from Utah State University, Uintah County, Vernal City, Naples City, and AWW&S. He referenced the map given to them and pointed out the SITLA properties on Taylor Mountain. Craig said it has been proposed to mine phosphate on this SITLA property and believes Basin residents need to take action to safeguard our water system. Craig said at the meeting they question whether or not anything was currently in place to safeguard the water system and as things were discussed it was determined that there was nothing in place to safeguard that system. Craig said the company that wants to do the mining wasn't aware of anything that would damage the water system. Craig said the entities at the meeting each took assignments to gather information about the water system. Craig said they also discussed doing a dye test and looking into the hydraulics. Craig said they will be holding another meeting soon and brought this forward for the Council's information.

***DISCUSSION REGARDING  
FUTURE PROTECTION OF  
DRINKING WATER***

Craig Blunt reported to the Council that he met with representatives from the Daughters of the Utah Pioneers (DUP) and it was decided that the City would dig around the monument and prep the site at the roadside park and the DUP will be responsible to lift and transport the monument. Councilman Hall wanted to know if he needed approval to spend money to cement the monument. Craig said he thought they could get by with a well-compacted base with a sand top.

***INFORMATION TO  
RELOCATE DUP  
MONUMENT***

Craig updated the Council on the community barbeque to be held on June 11, 2012 in support of the local military being deployed to Afghanistan. Craig said they will meet on May 30, 2012 to finalize the details.

***UPDATE ON COMMUNITY  
BBQ IN SUPPORT OF THE  
MILITARY***

Craig handed out draft copies of a letter that will be sent to the airport owners expressing the City's concern over expansion at the airport. Mayor Baker told Craig the letter needs to go to the owners of the airport, with copies sent to the airport board members. Council members reviewed the letter and made a couple of suggestions for clarification and corrections. Dennis Long **moved** to make the corrections discussed and to send the letter to the airport owners. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

***DRAFT LETTER TO  
AIRPORT OWNERS***

Chris Hoem reported to the Council on his recent trip to the International Council of Shopping Centers (ICSC) conference.

***OTHER MATTERS***

Chris felt the conference was very positive and thought there was great interest shown in Naples. Chris said he thought they should discuss the best way to use Redevelopment funds to help develop certain areas. Craig said he spoke with Tammy Lucero who praised Chris for helping create a good team to go to the conference.

Councilman Kitchen asked Craig about the motel. Craig said he did speak with one of the representatives about how they could place their motel on the lot they are interested in and about the infrastructure.

With no other business before the Council, Dennis Long **moved** to adjourn the meeting at 8:40 p.m. Kenneth Reynolds **seconded** the motion. The meeting was adjourned.

***MOTION TO ADJOURN***

APPROVED BY COUNCIL ON THE 14<sup>th</sup> DAY OF JUNE 2012

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_