

Naples City Council

October 11, 2012

Minutes

The regularly scheduled meeting of the Naples City Council was held October 11, 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 Natasha Withee, Jennie Withee, Jim Harper, Allyson Cook, Trudy Baker, Denice Stringham, Bret Stringham, Morgan Peed, Payton Peed, Miguel Lizarraga, Easton Murray, Chad Whitmire, (?), Keaton Graham, Karrie Christensen, Aubrey Rust, Cable Murray, Mark Watkins, Chris Hoem, Connie Patton, 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. Nikki Kay asked to add another business license approval to the agenda. Dennis Long **moved** to approve the agenda as amended. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

AGENDA APPROVED

Chief Watkins told the Council that he promoted two of his officers. He said the testing process for the promotions was difficult because his department is full of really good officers. He feels his officers are unique for a small department because they could go to a large department and rise faster in the ranks somewhere else. Chief Watkins said he was grateful for the dedication of his officers to the City. At this point Chief Watkins had Stephanie Cox come forward to help with the ceremony to promote her husband to the office of Lieutenant. After that Chief Watkins and Lieutenant Cox presented the pins and badge to Corporal Joseph Tatangelo. Mayor Baker said the City is very proud of the members of the police department.

P O L I C E B A D G E CEREMONY

Mayor Baker asked for approval of the minutes of the

MINUTES APPROVED

September 27, 2012 regular council meeting. Dan Olsen **moved** to approve the minutes. Dennis Long **seconded** the motion. The motion passed with all voting aye.

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

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

Connie Patton presented the bills in the amount of \$78,389.83 and asked for approval to pay them. Dennis Long **moved** to accept the amount of \$78,389.83. Kenneth Reynolds **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 was received from **Laura Osborne** doing business at 1404 E Hwy 40. Craig Blunt said this business would be selling blankets on property owned by Superior Lube. Craig said he received the sales tax number and everything seems in order. Robert Hall **moved** to approve the business license for Laura Osborne. Dennis Long **seconded** the motion. The motion passed with all in attendance voting aye.

***BUSINESS LICENSE
APPROVAL***

A business license application was received for **Ashley Auto Sales LLC** located at 1300 S 1500 E. Craig said this business has approval from Monte Woods to park a maximum number of twelve used vehicles at this location. The owner will be using the office on the north end of the building. Dennis Long **moved** to approve the business license. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

A copy of the County's Emergency Operations Plan was received by Mayor Baker. Mayor Baker said the copy was given to Chief Watkins to review. Craig thought it would be a good idea to have the fire and road department review it also. Mayor Baker said they will also have Dennis Judd review it. Mayor Baker said they put this on the agenda because he thought a representative from the County was coming to discuss it with the Council. No action was taken on this

***E M E R G E N C Y
OPERATIONS PLAN***

matter.

CITIZEN CONCERNS

Denice Stringham came before the Council with questions and concerns she has. Ms. Stringham wanted to know about the sidewalk on the south side of 1000 South. She stated that a lot of people are starting to use 1000 South and the sidewalk is not big enough for pedestrians. Ms. Stringham stated she would like to see the Council get rid of the green space and make a full sidewalk. Mayor Baker said he thought the Council originally decided to leave the space for future utilities. Mayor Baker said he agreed that it would look better without the green space but the City would need to look for funding to complete the project because it is not in the budget. Councilman Olsen asked Craig if he could bring a cost analysis back to the next meeting.

Ms. Stringham asked the Council if they would put some pressure on the golf course to change the entry way into the course. Ms. Stringham said it is very busy and is getting more dangerous with the people parking on the road near the entrance. Councilman Kitchen said they have discussed doing the project and it is on the capital project list. Councilman Kitchen said the mineral lease money is not coming in as anticipated so funding is an issue in this case also. Councilman Kitchen wanted to know if Ms. Stringham had attended the Golf Course Committee meetings. Ms. Stringham said she has. Councilman Kitchen said that is where the public's input comes back to the District Board so she is pursuing the right course. Councilman Kitchen said they will be starting capital project meetings in November so they can bring it up for discussion then. Ms. Stringham wanted to know if the City could write a letter in support of moving that entryway. Mayor Baker said the City should be able to do that and voice the safety concerns the City also has.

The next item Ms. Stringham wanted to discuss was the green space for Ironwood and Sunstone. Ms. Stringham wanted to know when and how that is going to take place. Chris Hoem said the City is trying to come up with some ideas on how to get someone to improve and maintain the lots. Mayor Baker said the lots should have remained with the developer, but in order to get out of paying the taxes the developer deeded the lots to the City. Mayor Baker said the developer was supposed to set up a homeowners' association and that never happened. Ms. Stringham said if the City owns it and they approved it then they should be taking care

of it. Mayor Baker said he thought the subdivision property owners would want to make it look better, he said the City could deed it back to developer but it would just go back and forth. Mayor Baker said he was sorry that he didn't have any real answers for Ms. Stringham on this matter at this time but assured her they are trying to work on it. Ms. Stringham thanked the Council for taking time to hear her concerns. Mayor Baker thanked Ms. Stringham for taking an interest in the City.

Cable Murray came before the Council to report on the bids for the 2500 South east intersection project. Mr. Murray said the project was advertised and a mandatory pre-bid meeting was held. Mr. Murray said they had four contractors show up for the meeting, all local contractors. He said the bids were due on the 9th of October and they had three contractors bid but one was late and they were not able to accept that bid. Burdick Material and Hube's Construction were the two bids received. Mr. Cable said both contractors would be capable of doing the project. Hube's Construction was the low bidder and Mr. Murray said they are familiar with the area and were also in the ball park of the Engineer's estimate. Mr. Murray said it would be his recommendation to award the project to Hube's Construction and as soon as their bond is in place to issue them a notice to proceed. Mr. Murray said that the contractor is aware that this is a time sensitive project. Robert Hall **moved** to accept the low bid of \$182,120 to Hube's Construction. Dan Olsen **seconded** the motion. The motion passed with the following vote:

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

Jim Harper said they looked at the drainage on 1700 South and on 85% of the homes the drainage from the driveways is going into the road except for the home located at 1728 E 1700 S where it is going into the home. Jim gave the Council an estimate to reconstruct the driveway so the drainage stays on the road and not into the home. Mayor Baker wanted to know how they were going to change it. Jim said they were going to remove the concrete driveway about ten to twelve feet back in order to create a ridge to keep the water from running toward the house. Mayor Baker said they knew there was going to be a problem with this home when

***2500 SOUTH EAST
INTERSECTION PROJECT
CONSTRUCTION BIDS &
AWARD OF BID***

***C O N S T R U C T I O N
E S T I M A T E F O R
D R A I N A G E R E P A I R A T
1728 E 1700 S***

they reconstructed 1700 South. Mayor Baker wanted to know if Jim was asking them to approve going out for bid on this project. Jim said yes. Mayor Baker wanted to know if they had the money. Jim said they would be using class B road funds. Councilman Olsen wanted to know if they would be raising the curb. Craig said they would be. Craig said if the engineer has done this right then the vehicles should be able to get over the ridge they are creating. Councilman Olsen wanted to know why the original engineer didn't catch this problem and if the City would have any recourse for this. Mayor Baker said they didn't do anything more than curb and gutter on anyone's driveway and they were trying to avoid doing everyone's driveway. Councilman Olsen wanted to make sure that what they were doing was going to fix the problem. Jim said they have met with the owner and he believes it will help. Council members wanted to make sure the owner would sign off on what is being proposed. Councilman Long wanted to know why all of a sudden the owner was worried about this. Craig said it hasn't been all of a sudden, he said the owner has contacted them several times and they have added asphalt to try and raise it so the water won't go over and it's not helping. Councilman Olsen wanted to know when they would be doing this. Craig said they would go through the bid process and see what happens. Robert Hall **moved** to have this project go out for bid. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

Jim Harper asked the Council to approve an additional expenditure amount for asphalt at the shop. Jim told the Council that in order to get the proper slope for the drainage at the shop they needed some additional asphalt. The amount was \$695 for Allred Paving. Mayor Baker wanted to know why when the project was bid they didn't see the problem. Jim said, when it was bid, they were told there might be additional cost because they didn't know how much material they were going to use to get the proper drainage away from the shop. Gordon Kitchen **moved** to approve the additional \$695. Dennis Long **seconded** the motion. The motion passed as follows:

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

***APPROVE ADDITIONAL
EXPENDITURE FOR
ASPHALT AT SHOP***

Jim Harper gave the Council the cost for a new truck with the discount, trade in, dump bed, plow kit, and warning lights. The total was \$26,663.08. Mayor Baker wanted to know if this would be the total price. Jim said there is always the chance of additional cost. They discussed the specs of the truck and if it would be able to handle the entire electrical load from the sander and plow. Dennis Long **moved** to accept \$26,663.08. Robert Hall **seconded** the motion. The motion passed with the following vote:

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

Chris Hoem brought forth some information regarding the tax incentives for a new motel. Chris stated a Microtel hotel was interested in locating to property near IFA. He said Vernal City recently negotiated a community development area with Uintah County and the School District. Chris used the same formula that Vernal City and Uintah County used in determining what type of tax incentives the City might be able to offer. Chris said the City recently bid for a consultant to help with this process and the bid was awarded to Randy File. Chris said they should use Mr. File to also help with these negotiations. Chris said they can set up an agreement with Microtel that states if the motel goes in the City will pay the consulting fees, but if it doesn't then they will pay it. Chris said they have agreed to that through e-mail. Chris gave the Council ball park figures on the taxes and said they would still have to consult with the County and the School District. Chris said it was just approved for Vernal City so there is a precedent. Mayor said it makes sense because the County and School District would get more money if the lot was approved than if it sits vacant. Craig said they have awarded the consulting bid to Randy File and it would be a good time to bring him in to see what the options are. Craig said he would like to see Mr. File be the spokesman when they meet with the County and the School. Chris said he would like to give Microtel the ball park figures. Dennis Long **moved** to proceed through the process with the tax incentives and the community development area. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Council members discussed and approved the procedures for

REQUEST FOR NEW TRUCK

DISCUSSION REGARDING TAX INCENTIVES FOR NEW MOTEL

RESOLUTION 12-251

Naples City meetings in a previous meeting. Craig brought back the changes discussed and presented it in the form of a Resolution. Kenneth Reynolds **moved** to adopt Resolution 12-251. Gordon Kitchen **seconded** the motion. The motion passed with the following roll call vote:

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

Mayor Baker asked the Council to approve a letter to the Utah Division of Oil, Gas, & Mining regarding the proposed phosphate mine by Ashley Springs. Mayor Baker said the letter states the concerns of the City with the possible loss of water flow from Ashley Springs. Mayor Baker asked the Council for their approval to have him sign the letter. Gordon Kitchen **moved** to have the Mayor sign the letter. Kenneth Reynolds **seconded** the letter. Mayor Baker said he would also like copies of the letter to be sent to Vernal City and Uintah County. The motion passed with all voting aye.

Chief Watkins submitted a letter with explanations for the pay increase for the new lieutenant and corporal and how he would cover the budget deficit. Councilman Kitchen wanted to know what the pay range is for the lieutenant position. Chief Watkins said there is not an updated pay range scale. Chief said the two proposed salaries should be within the scale. Chief said he thought these two proposals should fit mid range of the scale. Councilman Kitchen said most of the time you bring someone in at the beginning of the scale so there is room for growth. Chief Watkins said this is an exempt position and he didn't want his officer to go backward in pay. Robert Hall **moved** to approve the proposal. Chief Watkins said they need to go over the salary schedule and have that information ready for when they hire a new officer. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

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

Mayor Baker said there would be an Energy Development

MEETING PROCEDURES FOR NAPLES CITY

APPROVE LETTER TO UTAH DIVISION OF OIL, GAS & MINING

APPROVE SALARY PROPOSAL FOR POLICE D E P A R T M E N T PROMOTIONS

OTHER MATTERS AND

Summit in January and wanted to know if anyone would like to attend that with him. He asked them to think about it and let him know.

Council members also received information on an International Summit coming up to see if anyone wanted to attend.

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.

***FUTURE COUNCIL
MATTERS***

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 25th DAY OF OCTOBER 2012

BY: _____

ATTEST: _____