

**Naples City Council**  
**June 12, 2014**  
**Minutes**

The regularly scheduled meeting of the Naples City Council was held June 12, 2014, 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, and Dan Olsen. Kenneth Reynolds was absent

***COUNCIL MEMBERS ATTENDING***

Others attending were Ron Farnsworth, Marianne Wander, Chris Clark, John Wood, Jeremy Raymond, Cable Murray, Tiffany Wallis, Justin Wallis, Mark Watkins, Craig Blunt and Nikki Kay.

***OTHERS ATTENDING***

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

***OPENING CEREMONY***

Mayor Baker asked for approval of the agenda. Dennis Long **moved** to approve the agenda. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

***AGENDA APPROVED***

Mayor Baker presented the minutes of the May 22, 2014 regular City Council meeting for approval. Dan Olsen **moved** to approve the minutes. Dennis Long **seconded** the motion. The motion passed with all in attendance voting aye.

***MINUTES APPROVED***

Mayor Baker asked if anyone had anything from the previous meeting to follow up on. Councilman Kitchen asked about the family that was concerned about being able to pay for the fence on 1900 South and asked Craig about it. Craig said he has not heard from anyone. Councilman Kitchen wanted to know where they are in the process. Craig said after the other home is gone and the yard is cleaned up he will let out the bid for the fence.

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

Councilman Long asked about the letter for clean up of the easements. Craig said he hasn't had time to get to it yet.

Mayor Baker asked about the highway street lights that were

knocked down and if anything is happening there. Craig said he has been following up on that but is not getting much response from anyone.

Councilman Kitchen also asked about the old Redden home and if Craig knew it was being advertised as a bunk house. Craig said he has heard those rumors and he gave it to Chris to follow up on. Councilman Kitchen was concerned that a real estate agent would sell it to someone and not notify them that it couldn't be used as that.

Nikki Kay presented the bills for payment approval. The amount presented to the Council was \$110,813.18. Councilman Long asked about the ice machine. Craig believed it has been ordered but is not here yet. Dennis Long **moved** to approve the amount presented. Robert Hall **seconded** the motion. The motion passed with the following vote:

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

A business license application for Energy States Sales located at 1196 East 620 South was presented to the Council for approval. Craig reported he visited the business and it is ready to go. Gordon Kitchen **moved** to approve the business license with the stipulation that the sales tax number is verified. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

Ron Farnsworth with Strata Networks came before the Council to propose sharing of cost for a fence between their property and the Naples Park. Mr. Farnsworth told the Council Strata purchased the Karren property and would like to install an 8' fence. Mr. Farnsworth said this would help the look of the park and would place a visibility barrier between the two properties. He said they would start at the fire station, go north along the walk and turn and go about 12' at the corner. Councilman Olsen felt it would be a great barrier for the park. Mayor Baker asked if they would like to consider extending the fence along the back side of the fire station over to Strata's other fence. Mr. Farnsworth said they were not considering that at this time but maybe in the

### ***APPROVAL OF THE BILLS***

### ***BUSINESS LICENSE APPROVAL***

### ***PROPOSAL TO COST SHARE WITH STRATA FOR FENCE***

future. Mayor Baker told him the fire station might be moving and wanted to know if they would like to consider doing that at this time. Mr. Farnsworth handed out pictures of the fence styles being considered and asked for the Council's recommendation. Council members gave their recommendation. Council members also discussed adding this project to the budget under capital park projects. Gordon Kitchen **moved** to approve a 50/50, by the foot, cost share with Strata for the fence plus the extra fencing. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

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

Council members received a draft copy of an amendment to the interlocal agreement with the Uintah Fire Suppression Special Service District. Craig Blunt shared the concern of Dennis Judd that a paragraph needs to be added clarifying who is to collect the fee if the District goes out to inspect a business, without the City knowing about it. Craig said fees can be added during the building permit process but if the District goes out without the City knowing about it then they should collect the fees. Councilman Hall said these fees should only be collected during new construction on commercial or industrial buildings and shouldn't be anything on current yearly inspections. Craig wanted to know if a paragraph could be added to make that very clear. Councilman Hall said it could be. Councilman Hall said this will not be a flat fee charged to the City it will only be what needs to be collected for plan reviews on new construction and that fee will be passed onto the District. Councilman Kitchen wanted to know if they needed to ask the District to add something to it clarifying that. Mayor Baker suggested changing the title of Article 8 to read "new construction and remodel fee schedule." Dennis Long **moved** to approve the agreement with a change to article 8 stating it read "new construction and remodel fee schedule." Dan Olsen **seconded** the motion. The motion passed as follows:

***AMEND INTERLOCAL AGREEMENT WITH FIRE DISTRICT FOR SERVICES AND FEE SCHEDULE***

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

Dan Olsen **moved** to open a public hearing for discussion on the current and future year budgets. Robert Hall **seconded** the motion. The motion passed with all voting aye. Nikki Kay explained the proposed changes to the current FY 2013/2014 budget. She also pointed out the changes to the FY 2014/2015 budget the Council recommended at the special budget workshop meeting. Mayor Baker opened the time up for public comment on the budgets. With no comment from the public, Robert Hall **moved** to go out of the public hearing. Dennis Long **seconded** the motion. The motion passed with all voting aye. Nikki Kay said she would like to put all of the figures into the Resolution and bring it back to the next meeting for adoption.

***PUBLIC HEARING TO  
OPEN AND AMEND FY  
2013/2014 BUDGET AND  
RECEIVE PUBLIC INPUT  
ON FY2014/2015 BUDGETS***

Dan Olsen **moved** to open a public hearing to amend the one year CIB list for capital projects. Robert Hall **seconded** the motion. The motion passed with all voting aye. Mayor Baker had Craig Blunt explain the reason for the hearing. Craig stated the City would like to update the one year capital project list for the Community Impact Board (CIB). Craig said the CIB is the group that distributes the synfuel tax the local companies generate. Craig said the Naples Fire Department was looking at the need to remodel the current fire station which was built in 1983. Craig said the question came up about the wisdom of doing that. Craig explained how many square feet the addition would give the current station and said that would be fine for now, but it does not take into account any future needs. He said the discussion was, do you spend \$380,000 to put on an addition or do you put that toward a new building that would meet the needs of the next thirty years. Craig said that led to a discussion about where the station should be located, the current station is on the same street as an elementary school, a park, and a subdivision. Craig reported that since the last census school enrollment has doubled, the use of the park has increased and with the growth of Uintah County the impact to that area is starting to create some safety issues. Craig said the fire station location adds to the safety concerns, so relocation of the station has been considered. Craig said the City is looking at the lot east of the city office which is just under an acre. He told those in attendance that the City boundary is 3000 South which would increase the five-mile radius for fire insurance rates. Craig stated the City would like to make a change to the CIB improvement list and in order to do that a public hearing needs to be held to receive input on the

***PUBLIC HEARING TO  
AMEND THE CIB ONE  
YEAR CAPITAL PROJECT  
LIST***

benefits of adding the project to the list. Craig said if everything goes well the application for this project could be made in October. Craig handed out the one year project list to those in attendance. Mayor Baker asked if there were any comments from the public. Mayor Baker said he felt it would be a good move for the fire station as it would be more centrally located and it would be easier for the trucks to get onto the highway and go in either direction. Mayor Baker stated the City had a traffic trailer set up on 1900 South the last two weeks of school and it counted over 5,000 vehicles passing the fire station. Mayor Baker asked if Fire Marshall Jeremy Raymond had anything he would like to share. Mr. Raymond said he appreciated the opportunity to come and talk about the future of the fire station. Mr. Raymond said the more he has thought about it he feels like it would be a really good idea because of the growth the area is experiencing. He said to have the station further south increases the coverage area and benefits a lot of people. Mr. Raymond said in the last District meeting it was decided they could contribute \$350,000 for the project. Mr. Raymond said he jokingly said something to Chief Reynolds about having the Fire District office in the new building and Chief Reynolds really liked the idea. Mr. Raymond said they currently pay rent to the County for the office they have now and having an office in the new building might be a good option. Mr. Raymond said he appreciates the opportunity to speak with them and he said he was there to help any way he can. With no other comments from the public, Robert Hall **moved** to go out of the public hearing. Dan Olsen **seconded** the motion. The motion passed with all voting aye. Dan Olsen **moved** to add the fire station project to the one year CIB project list. Robert Hall **seconded** the motion. The motion passed with all voting aye.

Council members received the finalized copy of the Development Agreement for Pheasant Run Subdivision. Mayor Baker said Mr. Heywood is good with the agreement and Dennis Judd is satisfied with the latest changes. Councilman Kitchen questioned the wording under section fourteen, exhibit B where it says "depiction of lands dedicated for parks" he thought it needed to be changed to agree with the title on the exhibit B page that reads "depiction of lands dedicated for common areas." Council members agreed that needed to be changed. Gordon Kitchen **moved** to approve the agreement with that change. Dennis Long **seconded** the motion. The motion passed with all voting aye.

***APPROVE DEVELOPMENT  
AGREEMENT FOR  
PHEASANT RUN  
SUBDIVISION***

Council members received a copy of the new lease agreement for the police vehicles. Dan Olsen **moved** to adopt Resolution 14-264. 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	Absent
Gordon Kitchen	Aye

***LEASE AGREEMENT FOR  
POLICE VEHICLES  
RESOLUTION 14-264***

Craig Blunt gave Council members the results of the request for proposals on the fire station concept and design he received. Craig stated there were four companies that received information and three companies turned in proposals. The companies were CIVCO Engineering, Uintah Engineering with FFKR, and Timberline Engineering. Craig said there would be three parts to the proposals, the first would be a cost for the concept which would be a lump sum amount, the next would be the working cost which is a percentage of the project, and the last is the construction management cost. Craig read the quotes from the companies for just the concept and working drawings. Timberline Engineering: \$27,250 - concept, \$65,000 - working drawings. FFKR & Uintah Engineering: \$11,250 - concept, \$37,500 - working drawings. CIVCO Engineering: \$29,805 - concept, \$74,395.04 - working drawings. Craig said they wanted to give the engineers and architects an opportunity to tell them about their proposals. Brett Reynolds asked for just a minute to praise Craig on the work he has done on getting this project going.

***OPEN REQUESTS FOR  
PROPOSALS ON FIRE  
STATION CONCEPT AND  
DESIGN***

**Timberline Engineering Presentation** - Cable Murray was in attendance to make the presentation for Timberline Engineering. Mr. Murray stated this was an exciting project and they felt confident and capable to do the project. He said he feels good about the other costs and felt they were comparable and competitive on the costs. Mr. Murray said they went with 6.5% for the million-dollar project for the design fee. Mr. Murray said he sees how this new facility could act as an emergency command center for the entire area. He said because of that there comes a bit of complexity added to it. He said if you add a little bit more to the budget you could get quite bit of bang for the buck. Mr. Murray said they bid \$5,000 per concept on the design knowing there

would be a lot of time meeting with the Council and Fire Department. He said that also includes the meetings with CIB and UBAG. He said they would look at the project as not just a fire station but as more of an emergency center. Mr. Murray said he sees this as a great opportunity.

**FFKR & Uintah Engineering** - Marianne Wander introduced herself and said she is a principal architect at FFKR. She thanked the Council for the opportunity and said they were thrilled to be able to give the proposal. Ms. Wander said they hoped the Council would take the time to look over their proposal and they wanted to take just a little time to talk about their concepts and where the prices come from. Ms. Wander said they are excited to be working with Uintah Engineering on this project. Ms. Wander introduced Justin Wallis as the project manager and turned the time over to him. Mr. Wallis thanked the Council for the opportunity to look at the project. Mr. Wallis said he was excited to be working on the project especially after he saw the downtown plan for Naples City and where the station would be located. Mr. Wallis said the location of the building would make this an iconic piece of property. Mr. Wallis said he was very excited to bring the technicality of the building, truck routes, and offices in the building and make it fit with the concept of the architectural theme of the downtown master plan. Mr. Wallis pointed out the information contained in the request for proposal that was given to the Council. He stated it outlines the qualifications of their team and some of the work they have done that makes them qualified for this project. Mr. Wallis referred to the first concept they had for the station and said they look forward to working with the Fire District to make it what they want. He said this is based on what was in the RFP but they want all the parties involved to give their input. Mr. Wallis said they really discuss what everyone wants and narrow it down to one scheme that they polish and refine and that is what is presented to the CIB. He said they want to have everything to a point that after an agreement is reached with the CIB they are ready to go with construction documents. Mr. Wallis said their company has the capability to model everything three dimensionally and that allows them to jump from design development to construction documents in one day. Mr. Wallis said they went with a standard 7.5% and broke it down into the different phases. Mr. Wallis said there was a gasp when the numbers were read but they stand by those numbers. Mr. Wallis said with a million dollar budget and the team they have they can stick with these numbers. Chris Clark wanted the Council to

know that he has seen a lot of money spent on master plans and development plans that are not followed and he sees this as a unique experience to be a part of this downtown development. Chris said that is part of the approach they will be taking with this project, to set precedent for what the City has prepared and set that down on paper. Ms. Wander thanked the Council for their time and said they would very much like to do this project.

**CIVCO Engineering** - George Bennett and John Wood represented CIVCO Engineering. Mr. Bennett said they have a different spin on this project and that is reflected in their fees. He said they are concerned about the City getting the CIB funding, if the City doesn't get it they are back to square one. Mr. Bennett said their principal, Troy Ostler, has been instrumental in presenting several successful projects to the CIB. Mr. Bennett said they want to make sure the City gets funded at the CIB and to build them a fire station according to the concepts they want. Mr. Bennett said they would give the City three or four site plans. He said they have all identified the traffic problems of this location but it is something that can be worked through. Mr. Bennett said they have more money in the proposal to make sure the City is successful in their proposal to the CIB. He said they also offer a lot of experience in the design and build of fire stations. He said they understand the complexity of these buildings and what is required according to building codes. Mr. Bennett said they want to design an identifiable building for the City. Mr. Bennett said they would love to do this job.

Mayor Baker thanked everyone for coming and giving the presentations. Craig Blunt said they have three very good companies that have bid. He recommended the Council take the information and look it over before making a decision. Craig said he hopes before the next meeting they can meet with the County about the CIB list.

Craig Blunt provided the council with a budget sheet for the 1300 East drainage project. Craig said there is a draw request for the project along with two change orders and those are what he wants to discuss with the Council. Craig said the Council could approve the draw request as it has been signed by the engineers. Craig said the one change order deals with the setting of the filtration system at the end of the project before it goes into the gulch. Craig said they had to go down fifteen feet and in the process the ground water caused some issues with undermining the road. Craig

***APPROVE 1300 EAST  
DRAINAGE PROJECT  
DRAW REQUEST FROM  
STUBBS & STUBBS***

said the only way to solve the problem, without redoing the road, was to fill it with flowable fill. He said this added an additional \$10,000 that was not anticipated. Craig said they can hold the bond for one year and by then should know if the problem was solved. Craig said change order number one was added into this draw request. Dennis Long moved to approve \$77,867.70 for the draw request which includes the first change order of \$10,000. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

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

Craig presented change order number two for approval. Craig referred to the budget for the project. Craig said he didn't put the second phase of this project into the first bid because he didn't know if it would match what the engineer estimated. Craig said he would like to add change order two to add the second phase which is at the end of the 1000 South drainage which is part of the 1300 East drainage going down to the same gulch. He said he would like to add another filtration system at that end. The cost of the system was \$60,610 with an additional cost for engineering of \$6,000 for a total of \$66,610. Craig said the total budget for the project was \$263,059. Craig said this change order would fall within the budget if they would approve it. Mayor Baker said the \$6,000 would put it over budget. Craig said there would still be enough funds in the drainage line item to cover this. Dan Olsen **moved** to approve \$66,610 for change order two. 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	Absent
Gordon Kitchen	Aye

Craig Blunt asked for approval to pay Uintah Engineering for the survey completed on the 1900 South property. The invoice amount was \$1,799. Gordon Kitchen **moved** to approve payment. Dennis Long **seconded** the motion. The motion passed as follows:

***APPROVE EXPENDITURE  
FOR SURVEY OF 1900  
SOUTH PROPERTY***

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

Mayor Baker noted that at a previous meeting it was approved to re-zone property located at 2151 South 2000 East to R-1. Ordinance 14-164 amending the Naples City zoning map was presented for approval. Dennis Long **moved** to approve Ordinance 14-164. Robert Hall **seconded** the motion. The motion passed with the following vote:

***ORDINANCE 14-164  
AMENDING THE NAPLES  
CITY ZONING MAP***

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

Chief Watkins requested approval to purchase three new ballistic vests in the amount of \$2,100. Robert Hall **moved** to approve the request. Dan Olsen **seconded** the motion. The motion passed with the following vote:

***REQUEST APPROVAL TO  
PURCHASE BALLISTIC  
VESTS***

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

Nikki Kay asked the Council to approve the rates presented for the Utah Retirement Systems. She also asked the Council approve the pick up portion of fund 11 that the City pays in behalf of the employee, which they have always done. Gordon Kitchen **moved** to approve the State rates and the City will pick up the employee portion of fund 11. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

***APPROVE RATES FOR  
UTAH RETIREMENT  
SYSTEM AND TO PICK UP  
EMPLOYEE PORTION FOR  
FUND 11***

Mayor Baker recommended the Council consider keeping the certified tax rate the same as it was last year at .000341 percent. Robert Hall **moved** to approve Resolution 14-263 keeping the certified tax rate the same with no increase. Dennis Long **seconded** the motion. The motion passed with the following vote:

***SET CERTIFIED TAX  
RATE RESOLUTION 14-263***

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

Craig Blunt wanted to update the Council on the improvements to the Golf Course. Craig said they are in the process of getting the permit for the new maintenance building. Mayor Baker wanted to know what intersection they are aligning with. Craig said it will be the south entrance to Ironwood Subdivision. Craig said they will be removing the buildings along 2000 East with the exception of the club house and the pavilion. Mayor Baker said the drawings show a second entrance into the parking lot. Craig said they never got rid of the north entrance and with what the City is doing with the road it should compliment it for line of sight. Mayor Baker wanted to know if it could be set as an entrance or exit only. Chief Watkins said it would be better as an entrance only. Councilman Kitchen said the Recreation District has not addressed it but the City could offer their suggestions. Chief Watkins said the whole idea of redoing this was to get rid of the danger of the blind hill. Councilman Kitchen said it is to address the parking lot issue and this was secondary. Mayor Baker said he thought it was first suggested to help with the line of sight on the hill. Councilman Kitchen suggested meeting with the Golf Committee in order to present these ideas to them. Chief Watkins asked Councilman Kitchen to get him the information about the Golf Committee as he would like to ask them to consider it.

***UPDATE ON GOLF COURSE IMPROVEMENTS***

Council members discussed holding a workshop meeting to discuss the proposals for the fire station on June 24, 2014 at 7:00.

***O T H E R MATTERS/FUTURE COUNCIL MATTERS***

Dennis Long **moved** to adjourn the meeting at 9:25 p.m. Gordon Kitchen **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

***MOTION TO ADJOURN***

APPROVED BY COUNCIL ON THE 26<sup>th</sup> DAY OF JUNE 2014

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

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