

Naples City Council October 9, 2014 Minutes

The regularly scheduled meeting of the Naples City Council was held October 9, 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, Gordon Kitchen, Dennis Long, Dan Olsen and Kenneth Reynolds. Robert Hall was absent

COUNCIL MEMBERS ATTENDING

Others attending were Caitlin Batchelor, Dakota Christiansen, David Harris, Matt & Maegen Morton, Summer Burnside, Bart Burnside, Chad M, Cody Strebel, Ladd, Stanworth, Dakota Nunn, Jake Molyneax, Liberty Best, Jim Harper, Mark Watkins, Connie Patton, 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 Gordon Kitchen offered the invocation.

OPENING CEREMONY

Dennis Long **moved** to approve the agenda. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting aye.

AGENDA APPROVED

Mayor Baker presented the minutes of the September 25, 2014 regular City Council meeting for approval. Dennis Long **moved** to accept the minutes. Dan Olsen **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 Olsen asked about the Farm Subdivision. Craig stated he has the plat and is meeting with the engineer to review the retention pond. Craig reported that the escrow and bonds are ready to be sent back to Mr. Nash and he hoped by the middle of next week things should start to come together.

FOLLOW UP ITEMS FROM PREVIOUS MEETING

Mayor Baker said he had one item and he read the following statement: "I want to clarify that the statement I made in City Council September 11, 2014 after the public hearing for the 1900 South street light project which the City Council

tried to have removed from the minutes and have me censored at last City Council on September 25, 2014 was a correct statement and that the council did not like that five property owners on that street where the lights are going to be put are against putting lights on that street and one property owner was in favor of the street light being put on 1900 South street. I also want this statement to reflect in these minutes that the 1900 South street lighting project is not a safety issue but a beautification project as was discussed by the public at the public hearing for the 1900 South street light project. That the Council wants this project not the property owners on 1900 South. And as the Mayor listening to the Citizens of the City who live on 1900 South who do not want the street light project. And I want this statement to be attached as an addendum to the public hearing minutes that will be going to the CIB Board for the 1900 South street light project.”

Connie Patton presented the bills for payment approval. The amount presented to the Council was \$36,350.65. Dan Olsen **moved** to accept the amount of \$36,350.65. Dennis Long **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

APPROVAL OF THE BILLS

Mayor Baker stated the City recently held interviews to hire a new City Administrator/City Planner. He said they agreeded to hire Joshua Bake and he will start November 3, 2014. He was offered a salary of \$80,000 with a 5% increase in six months and \$5,000 in moving expenses. Dan Olsen **moved** to approve the hire of Joshua Bake as City Administrator/City Planner with a salary of \$80,000 plus a five percent increase after six months probation with a moving expense of \$5,000. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call:

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

APPROVAL TO HIRE CITY ADMINISTRATOR/CITY PLANNER AND APPROVE SALARY

A request was made at the previous meeting to waive the fee for the fence at the Vernal Airport. Mayor Baker asked Craig if this would be the fence next to the Kitchen's residence at 770 E 1750 S. Craig said it would be any of the fence inside the City boundaries. Craig said the inspector for Uintah County will be inspecting the fence. Craig said they will fill out the permit but will waive the fee. It was noted the agenda was incorrect as it read to waive the permit for the fence and not the permit fee. Dennis Long **moved** to waive the permit fee. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

***REQUEST TO WAIVE FEE
FOR FENCE PERMIT FOR
VERNAL AIRPORT***

Jim Harper said he made a mistake and this request was to rotomill the road west of the bridge, between the dugway and the bridge. Jim stated he received a bid of \$31,000 from Larry Allred for this project. Jim stated they used the rejects of the asphalt from 2500 South on the road but that has eroded. He said the bid was to rotomill the road and lay the asphalt. Jim was not sure they could complete this project before it gets cold but Mr. Allred said he could rotomill it and smooth if for the winter to keep the water from puddling. Councilman Long wanted to know if this project would wipe out his budget in accounts 10-60-263 and 10-60-262. Jim said it would wipe out one and almost the other. Jim said the top of the dugway is also coming apart. He said it is separating between the levels of asphalt. Kenneth Reynolds **moved** to approve the \$31,000. Dennis Long **seconded** the motion. The motion passed with the following vote:

***REQUEST TO REBUILD
1500 SOUTH WEST OF
THE BRIDGE***

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

Jim Harper said when he requested approval to purchase the whirly gig forms he was given an estimation on the freight and it was way above what was quoted. He said with the freight it brought the total to \$590.22. Dan Olsen **moved** to approve the expenditure of \$590.22. Kenneth Reynolds **seconded** the motion. The motion passed with the following vote:

***REQUEST TO PURCHASE
WHIRLY GIG FORMS***

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

Gordon Kitchen Aye

Jim Harper stated it was time to renew their GPS subscription. He said this gives them the coordinates when using the GPS and they do use this quite a bit. He said most of the roads are on the system, they are starting on the drainage system and have some of the irrigation lines. Councilman Reynolds asked if this was in the budget. Jim stated it was. Kenneth Reynolds **moved** to approve the \$600 for the GPS subscription. Dennis Long **seconded** the motion. The motion passed as follows:

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

***R E Q U E S T
A P P R O V A L T O
R E N E W G P S
S U B S C R I P T I O N***

Chief Watkins came before the Council to request approval for the expenditure of placing stickers on their new patrol vehicles. Chief Watkins stated they placed patrol car markings on five cars for a total of \$1,975 and it was in his vehicle maintenance budget. Gordon Kitchen **moved** to approve the stickers. Dan Olsen **seconded** the motion. The motion passed with the following vote:

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

***R E Q U E S T E X P E N D I T U R E
F O R S T I C K E R S O N N E W
P O L I C E V E H I C L E S***

Craig Blunt gave Council members a new definition for "family" to be placed in the Land Use Ordinance. Craig read the definition of family as it was discussed and recommend by the Planning Commission. It was discussed as whether or not to take out "aunt and uncle" but was determined to leave it as presented. Dennis Long **moved** to approve the definition and to bring it back as an Ordinance. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

***C H A N G E S T O L A N D U S E
O R D I N A N C E U N D E R
D E F I N I T I O N S***

Craig Blunt read the definition of a "casita." Kenneth Reynolds **moved** to approve the definition and to bring it back with the Ordinance. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

Craig Blunt reviewed the changes to the Land Use Ordinance for permitted uses in A-1, RA-1, and R-2 zones for casitas. Craig said he just picked the A-1, RA-1 and R-2 zones for areas that would have permitted uses for casitas. Craig wanted the Council to be thinking about non-conforming uses in commercial zones throughout this discussion because he had an elderly gentleman approach him about having a care taker structure on his property. He wants someone to come and help take care of he and his wife but they live in a commercial zone. Craig repeated the definition of a casita that was just approved and also the regulations for being able to build a casita. Craig included set backs for a casita in case a property were ever sold that has a casita and the lot needed to be subdivided. Councilman Kitchen said he thought in most cases the lot wouldn't be able to be subdivided because they would create flag lots. Councilman Kitchen said he would like to change the second degree of family relationship to the third degree. Councilman Kitchen also questioned the portion that reads "not sold or taxed separately from the rental, lease or sale of the main structure", he wanted to know if this was going to prohibit the owner from renting to a family member for \$50 a month. Craig said they could take that out, he said the intent was to prohibit the separation of the casita from the main building without going through the proper lot division. Gordon Kitchen **moved** to approve this with the changes discussed and to bring it back in an Ordinance. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

***REVIEW CHANGES TO
LAND USE ORDINANCE
FOR PERMITTED USES IN
A-1, RA-1, AND R-2 FOR
CASITAS.***

Councilman Kitchen recommended Craig take the matter of care taker dwellings in a commercial zone back to the Planning Commission and have them address it and give recommendation.

Craig Blunt gave Council the latest bids for the masonry fence for the 1900 South property. Craig also reminded the Council that the Ordinance for fencing between a commercial and residential zone has changed. Craig said he was comparing the cost between a concrete fence and a SimTek fence. He said the SimTeK has the look of the concrete but is less expensive. Craig said the concrete fence would cost \$51,861.25 with an additional charge of \$15,000 if they stain it whereas the SimTeK fence bid was \$38,472. Councilman Olsen wanted to know about the durability of the SimTek fence. Craig had some samples of the product and let the Council see it. Craig said they assemble pretty much the same way. Councilman Reynolds said he has seen a fence

***RECOMMENDATION FOR
ALTERNATIVE FENCING
ON 1900 SOUTH FENCE
PROJECT***

made with the material and said he thought it would last longer than a vinyl fence. Councilman Reynolds said he would be good with the SimTek fence. Councilman Reynolds asked the residents who are affected by the fence what they thought. Mr. Molyneax said he would like to know what he's buying if he's going to help pay for it. He said he's seen a fence up on the hill that has a look and the fence is falling over. Craig said he's seen that but it's because the ground is coming away underneath it. The property owners at the meeting said they would like time to meet with the other property owners before making a decision. Kenneth Reynolds said he was the one pushing for the heavier fence but he thought the SimTek fence was more than adequate so he would make a **motion** to approve the SimTek fence. Dan Olsen **seconded** the motion. The motion passed with a roll call vote as follows:

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

Craig Blunt said he received a call from Strata stating the company was here to install the fence at the park but the chain link fence needed to be removed. Craig stated he told them the City didn't have the man power at this time to do that and the representative from Strata said they were also strapped for personnel. Craig said he contacted the Recreation District to see if they would roll the chain link and he would work with Strata to pop the poles. Craig was not able to make contact with the person at the Rec District to get that help. Craig said the City owns the fence but the Recreation District installed it. The Council recommended Craig contact a couple of fencing companies to see if they would remove the fence if they could keep the material. They advised to go with whoever could remove it the quickest.

Nothing was brought forward under other matters.

Dan Olsen **moved** to adjourn the meeting at 8:25 p.m. Dennis Long **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

***DISCUSSION ON MOVING
FENCE AT CITY PARK***

***O T H E R
M A T T E R S / F U T U R E
C O U N C I L M A T T E R S***

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 23rd DAY OF OCTOBER 2014

BY: _____

ATTEST: _____