City of Naples

Naples City Council Meeting Agenda
April 13, 2023 - 7:30 p.m.
1420 East 2850 South
Naples, UT 84078

Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - March 23, 2023 Regular Council Meeting
3. Any Follow Up Matters from March 23, 2023
4. Approval of Bills
5. Request for Sponsorship - Uintah Basin Treasure Hunt
6. Discussion on Legal Counsel - Quinn Bennion
7. Review and Approve Bid for Lawn Care Services - Szeth Simmons
8. Review and Approve Bid for 2000 East Fence Project
9. Approve Ordinance 23-249 Vacating 1750 South Road
10. Discussion on New Police Officer - Chief Simper
11. Proposal for Land Purchase - Guy Collet Evolve Real Estate
12. Other Matters/Future Council Matters
13. Motion to Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Naples City offices at 789-9090, 1420 East 2850 South, Naples, UT 84078 at least 48 hours in advance of the meeting. Meetings are held at 1420 East 2850 South, Naples, UT.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda was posted at the Naples City Office, on the City's website https://naplescityut.gov/ and on the State Public Meeting Notice website https://utah.gov/pmn Nikki W. Kay

DRAFT

Naples City Council
March 23, 2023
Minutes

DATE, TIME & PLACE OF MEETING

The regularly scheduled meeting of the Naples City Council was held March 23, 2023, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

COUNCIL MEMBERS ATTENDING

Council members attending were Dean Baker, Robert Hall Gordon Kitchen, Ross Morton, Dan Olsen and Kenneth Reynolds.

OTHERS ATTENDING

Others attending were Jasmine Slaugh, Troy Slaugh, Kirk Benge, Jonathan Beede, Brooks Jones, Szeth Simmons, Gwen Harrison and Micheal Davis.

OPENING CEREMONY

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

APPROVAL OF THE AGENDA

Mayor Baker presented the agenda for approval. Ross Morton **moved** to approve the agenda. Dan Olsen **seconded** the motion. The motion passed with all voting aye.

MINUTES APPROVED

The minutes of the regular city council meeting of March 9, 2023 were presented for approval. Robert Hall **moved** to approve the minutes. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting in the affirmative.

A correction to the previously approved minutes of February 23, 2023 was presented for approval. Nikki Kay submitted a memo to Council noting an error in the minutes of the regular city council meeting of February 23, 2023. It was discovered that all of the roll call votes showed Councilman Reynolds voting aye and he was absent at that meeting so the minutes were corrected to reflect that. Gordon Kitchen **moved** to approve the corrected minutes of February 23, 2023. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

FOLLOW UP ITEMS FROM

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Councilman Kitchen asked if there were any bids received for the fencing on 2000 East. Micheal stated the bids are not due until April 10th.

PREVIOUS MEETING

APPROVAL OF THE BILLS

Gwen Harrison presented the bills for payment in the amount of $70,589.47. Dan Olsen **moved** to approve the bills as presented. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

TRICOUNTY HEALTH DEPARTMENT ANNUAL REPORT

Kirk Benge of TriCounty Health came before Council to give their annual report for 2022. Mr. Benge handed out copies of the report. He stated the report can also be found on their website. Mr. Benge said they like to annually report to the cities and counties that are covered by the Health Department. He said there was talk in the Legislature this session about whether or not counties were meeting their obligations in reporting. Mr. Benge said the State did increase funding to local health departments this year and pointed out the top chart in the handout showed their sources of revenue. He also noted the revenue for fees charged. Mr. Benge said additional talk at the Legislature was if counties were putting in their fair share and he felt like the counties in this area were supportive of TriCounty Health. Mr. Benge reviewed the expense portion of the report. He mentioned the scholarship that was available for graduating students and the requirement to apply for that. Mr. Benge said he was open to any questions. Councilman Olsen stated TriCounty Health offers a great service to the community and wanted Mr. Benge to know that. Mr. Benge asked them to never hesitate to call if there is ever an issue they feel is a threat to the health of the community. Mayor Baker asked if TriCounty Health was doing anything in conjunction with the State in ozone testing. Mr. Benge said not very much. He said ozone levels always increase in the winter because of the reflections of the sun and with the extreme snow we've had this year it's made the levels increase. Mr. Benge said they do try and support the efforts to minimize those levels. Councilman Hall thanked Mr. Benge and his staff for all they do. Mayor Baker thanked Mr. Benge for the update.

DRAFT

O'RILEY AUTO PARTS FINAL PLAN APPROVAL

Micheal Davis reported that O'Riley Auto Parts submitted their plat for final approval. He stated the location would be the corner of 1000 South and 1500 East. Micheal said they are only dealing with the Engineers and they have no idea about a construction time frame. He said everything with parking and landscaping checks out. Micheal said they tried to convince them to do an exit onto 1000 South but the company did not want to do that. Councilman Hall asked about the Vernal location and if it would stay open. Micheal said he does not have any of that information because they have only received information from the Engineers. Micheal said the business will face Hwy 40 but the entrance will come off of the road into IFA. Kenneth Reynolds **moved** to approve the final plan for O'Riley Auto Parts. Gordon Kitchen **seconded** the motion. The motion passed with all voting in the affirmative.

APPROVE ELECTION CONTRACT WITH UINTAH COUNTY

Micheal Davis referred to the election contract with Uintah County that was included in the council packet. He said the cost for the County administering the election will be based on how many other entities contract with them and whether or not the City has to hold a primary election. Robert Hall **moved** to approve executing the contract with Uintah County for the municipal election. Dan Olsen **seconded** the motion. The motion passed with all voting in the affirmative.

FINANCIAL REPORT

Micheal told the Council he printed them a full financial statement for this month. He reviewed the revenue and shared that sales tax numbers were up and also the road fund tax. Mayor Baker said things were not booming but it did seem active. This was for information purposes, and no action was taken.

OTHER MATTERS OR FUTURE COUNCIL MATTERS

Micheal handed out a schedule for upcoming budget workshops and meeting dates for budget public hearings. Council members agreed to May 22, 2023 for a budget workshop meeting at 6:00 p.m.

CLOSED SESSION FOR LITIGATION AND PERSONNEL

Ross Morton moved to go into a closed session to discuss pending or reasonably imminent litigation and to discuss the character, professional competence, or physical or mental health of an individual. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

Those in attendance at the closed meeting were Mayor Baker, Robert Hall, Dan Olsen, Ross Morton, Kenneth Reynolds, Gordon Kitchen, Nathan Simper, and Micheal

DRAFT

Davis.

MOTION TO ADJOURN

With no other business before the Council, Robert Hall **moved** to adjourn the meeting. Dan Olsen **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

APPROVED BY COUNCIL ON THE 13th DAY OF APRIL 2023

BY: ______________________________ ATTEST: __________________________

DRAFT

Invoice / Payment Due Date	Seq	Type / 1099	Description / PO Number	GL Posting Period	Invoice Date / GL Account Number	Total Cost	Terms	Discount Date / Recurring Payment	Discount Amount
03/29/2023									
1099 Rocky Mountain Power									
0186-0323	1	Invoice	Monthly Electric Service 61190186-001 9		03/21/2023	453.05	Open Terms		.00
04/18/2023		None		03/23	10-60-271			No	
1099 Rocky Mountain Power									
1546-0015-0	1	Invoice	Monthly Electric Service 61081546-001 5		03/21/2023	2,205.74	Open Terms		.00
04/18/2023		None		03/23	10-68-270			No	
1147 Vernal Winnelson Company									
511116.01	1	Invoice	Power broom		01/31/2023	279.00	Open Terms		.00
04/18/2023		None	15660	03/23	10-60-274			No	
1210 Zion's First National Bank									
027979	1	Invoice	Mail certified letter		03/27/2023	17.15	Open Terms		.00
04/18/2023		None	15661	03/23	10-52-220			No	
601 Morcon Specialty, Inc.									
V185557	1	Invoice	Hydraulic hose		03/21/2023	29.62	Open Terms		.00
04/18/2023		None	15666	03/23	10-60-250			No	
1177 Wheeler Machinery Co.									
PS00148122	1	Invoice	Sweeper bolts broom		03/23/2023	3.24	Open Terms		.00
04/18/2023		None	15665	03/23	10-60-250			No	
979 Turner Lumber, Inc.									
50675/1	1	Invoice	Joint compound		03/27/2023	10.99	Open Terms		.00
04/18/2023		None	15664	03/23	10-50-250			No	
223 Codale Electric Supply									
S8058457.00	1	Invoice	Connectors & bits, Box & Covers		03/20/2023	51.77	Open Terms		.00
04/18/2023		None	15662	03/23	10-50-250			No	
223 Codale Electric Supply									
S8058622.00	1	Invoice	Connectors & bits, Box & Covers		03/20/2023	17.95	Open Terms		.00
04/18/2023		None	15662	03/23	10-50-250			No	
244 Consolidated Electrical Dist.									
9047-101683	1	Invoice	D breakers		03/27/2023	34.20	Open Terms		.00
04/18/2023		None	15663	03/23	10-70-282			No	
Total 03/29/2023:						3,102.71			

3/29/2023 GL Period Summary

GL Period	Amount
03/23	3,102.71
Grand Totals:	3,102.71

Grand Totals: 287,063.6

Report GL Period Summary

GL Period	Amount
03/23	287,063.63
Grand Totals:	287,063.63

Vendor number hash: 73407

Report Criteria:
Invoices with totals above $0.00 included.
Only unpaid invoices included.

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-22500 HEALTH INSURANCE	22	American Family Life Assurance	Insurance Premium/employee w/h	227173	03/25/2023	168.48
Total :						168.48
10-43-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2309E00885	04/05/2023	156.07
Total CITY ADMINISTRATOR:						156.07
10-50-250 C. HALL BLDG EQUIP	1153	Walmart - Capital One	Hand sanitizer, ant traps, trash ba	633101622065	04/11/2023	47.32
10-50-260 GROUNDS EQUIP/S	223	Codale Electric Supply	Lights, etc.	S8069908	03/30/2023	51.68
10-50-271 UTILITIES - CITY HAL	46	Ashley Valley Water & Sewer	Water and sewer billing 15.1050.1	0501-0323OF	03/30/2023	64.00
10-50-271 UTILITIES - CITY HAL	760	Dominion Energy	Monthly Gas Service - 207686000	2076-0323OF	03/24/2023	337.33
10-50-271 UTILITIES - CITY HAL	760	Dominion Energy	Monthly Gas Service - 447509353	4475-0323GEN	03/24/2023	22.07
10-50-271 UTILITIES - CITY HAL	760	Dominion Energy	Monthly Gas Service - 896686000	8966-0323WW	03/24/2023	175.56
10-50-271 UTILITIES - CITY HAL	775	RDT, Inc.	Garbage Service - 1118	1118-0323	03/31/2023	73.00
10-50-271 UTILITIES - CITY HAL	988	Strata Networks	Monthly Phone & Internet Service	5292154	03/31/2023	640.83
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115952	9526-0423WW	04/05/2023	260.60
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115959	9596-0323OF	03/28/2023	347.84
10-50-271 UTILITIES - CITY HAL	1107	Utah Department of Technology	Email accounts	2309R0950000	03/31/2023	132.24
10-50-271 UTILITIES - CITY HAL	1168	West End Cleaners, Inc.	Traffic rug for offices	54754	04/01/2023	61.60
10-50-274 UTILITIES - PLAZA P	46	Ashley Valley Water & Sewer	Water and sewer billing 15.1049.1	0491-0323PP	03/30/2023	26.50
10-50-274 UTILITIES - PLAZA P	46	Ashley Valley Water & Sewer	Water and sewer billing 16.0435.1	4351-0323RSP	03/30/2023	27.00
Total GENERAL GOVERNMENT BUILDINGS:						2,267.57
10-51-250 EQUIPMENT, SUPPLI	1201	Xerox Corporation	Copy charges for WC7845	018564553	04/01/2023	98.26
Total SUPPLIES/EQUIPMENT:						98.26
10-52-220 ADVERTISE/NOTICE	228	Column Software PBC	Public Hearing - Land Use	D5F7F87F-001	04/05/2023	37.92
10-52-245 COMPUTER SUPPLI	1006	Uintah County Recorder	Internet charges	62778	04/01/2023	33.30
10-52-330 EDUCATION & WORK	1210	Zion's First National Bank	Hotel G.Harrison UMCA Conferen	68339443	04/02/2023	502.95
10-52-330 EDUCATION & WORK	1211	Zion's First National Bank	APA Conference	1197	03/29/2023	150.00

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-52-331 PUBLIC RELATIONS	1132	Cherryroad Media	Magazine ad, full page	73122	02/28/2023	475.00
Total PLANNING AND ZONING:						1,199.17
10-53-220 RURAL WATER USE	1124	Utah Water Users Association	Membership dues	1124-0423	04/01/2023	100.00
Total BOARDS & COMMISSIONS:						100.00
10-54-230 TRAVEL & PER DIEM	1212	Zion's First National Bank	Chiefs conference n.simper	51727	03/30/2023	489.72
10-54-230 TRAVEL & PER DIEM	1212	Zion's First National Bank	Wash 3992 @ chiefs conf	D4F51A628DF	03/26/2023	15.99
10-54-250 VEHICLE MAINTENA	627	Papa's Dino Express	Car washes	627-0323	03/30/2023	186.75
10-54-251 FUEL & OIL	277	Dan's Tire Service	Rotation & Balance 3992	300772	03/31/2023	48.00
10-54-251 FUEL & OIL	808	Rocky Mountain Lube & Muffler	Oil change #6594	621798	03/23/2023	57.20
10-54-251 FUEL & OIL	808	Rocky Mountain Lube & Muffler	Oil change #6597	621884	03/28/2023	61.20
10-54-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2309E00885	04/05/2023	1,864.74
10-54-271 UTILITIES-POLICE	46	Ashley Valley Water & Sewer	Water and sewer billing 16.1110.1	1101-0323PS	03/30/2023	64.00
10-54-271 UTILITIES-POLICE	760	Dominion Energy	Monthly Gas Service - 045686000	0456-0323PS	03/24/2023	392.53
10-54-271 UTILITIES-POLICE	775	RDT, Inc.	Barrel service	1118-0323	03/31/2023	25.00
10-54-271 UTILITIES-POLICE	1099	Rocky Mountain Power	Monthly Electric Service 61118576	8756-0423PS	04/05/2023	50.22
10-54-330 EDUCATION AND TR	536	Lexipol, LLC	Police 1 subscription	INVPRA115256	03/24/2023	1,007.28
10-54-332 MOBILE UNIT EXPEN	53	AT&T Mobility	Wireless Data Connections	287283594206	03/20/2023	404.99
10-54-333 CRIMINAL INVESTIG	1212	Zion's First National Bank	Mail warrant return	857	03/23/2023	4.78
10-54-610 MISCELLANEOUS S	1212	Zion's First National Bank	Late Fee	1212-0423	04/11/2023	19.00
Total POLICE DEPARTMENT:						4,691.40
10-55-801 ARPA EXPENDITURE	1164	Webb	Sound System	85580	03/24/2023	20,368.37
Total EMERGENCY PREPARDNESS:						20,368.37
10-58-242 STATE 1% SURCHAR	1108	Utah State Dept of Commerce	1% building permit fee surcharge	1108-0423	04/03/2023	26.84
10-58-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2309E00885	04/05/2023	54.32
Total BUILDING INSPECTOR:						81.16
10-59-223 COMMUNITY EVENT	1204	KXRQ-FM	Easter Egg Hunt	1204-0423	04/08/2023	250.00

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
Total COMMUNITY MARKETING:						250.00
10-60-116 SEASONAL LABOR	324	Elwood Staffing Services, Inc.	Sesonal help	3052029	03/29/2023	1,176.00
10-60-250 EQUIPMENT, MAINT	677	Outback Rental	Hose repair - pressure washer	SO-002474	04/03/2023	36.00
10-60-250 EQUIPMENT, MAINT	900	Standard Plumbing Supply Co	Drain cleaner	TRCC50	03/30/2023	40.32
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	Leather cleaner	179737	03/30/2023	13.49
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	Sweeper Parts	180726	04/05/2023	131.54
10-60-250 EQUIPMENT, MAINT	1153	Walmart - Capital One	light bulbs, glue	833095567942	04/05/2023	76.40
10-60-251 FUEL & OIL	615	Mountain West Propane	Bottle refill	56967	04/04/2023	22.85
10-60-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2309E00885	04/05/2023	850.57
10-60-251 FUEL & OIL	1153	Walmart - Capital One	Sta-bil	833095567942	04/05/2023	47.12
10-60-251 FUEL & OIL	1174	Pilot Travel Centers, LLC	Monthly fuel purchases	598015804	04/03/2023	313.47
10-60-260 SANDER/SNOW PLO	434	Industrial Machine & Welding	Control Rams	9258	04/10/2023	150.00
10-60-262 "C" ROAD MAINTENA	444	Intermountain Bobcat	Angle Broom Brushes	P13392	04/06/2023	2,659.59
10-60-262 "C" ROAD MAINTENA	978	Tu & Frum, Inc.	Water removal services	256598	03/20/2023	635.25
10-60-271 UTILITIES - SHOP	46	Ashley Valley Water & Sewer	Water and sewer billing 17.0475.1	4751-0323SH	03/30/2023	64.00
10-60-271 UTILITIES - SHOP	46	Ashley Valley Water & Sewer	Water and sewer billing 17.0476.1	4761-0323SB	03/30/2023	64.00
10-60-271 UTILITIES - SHOP	760	Dominion Energy	Monthly Gas Service - 056686000	0566-0323SH	03/24/2023	443.20
10-60-271 UTILITIES - SHOP	775	RDT, Inc.	Garbage Service - 3 months	858-0323	03/31/2023	75.00
10-60-271 UTILITIES - SHOP	988	Strata Networks	Internet at road dept	5292154	03/31/2023	104.98
10-60-278 BLUE STAKES	139	Blue Stakes of Utah 811	Monthly fax notifications	UT202300708	03/31/2023	23.40
10-60-470 PPE / SAFETY CLOT	1147	Vernal Winnelson Company	safety clothing	50951201	12/15/2022	24.50
10-60-470 PPE / SAFETY CLOT	1147	Vernal Winnelson Company	gloves	513366-01	04/06/2023	36.37
Total STREETS:						6,988.05
10-68-270 UTILITIES-STREET LI	1099	Rocky Mountain Power	Monthly Electric Service 6108154	1546-0031-042	04/05/2023	11.45
Total STREET LIGHTS:						11.45
10-70-250 EQUIPMENT SUPPLI	1153	Walmart - Capital One	disinfectant, glass cleaner, bags	833095567942	04/05/2023	143.74
10-70-269 SUBDIVISION PARK	46	Ashley Valley Water & Sewer	Water and sewer billing 18.0551.1	5511-0323IRO	03/30/2023	29.00

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-70-269 SUBDIVISION PARK	46	Ashley Valley Water & Sewer	Water and sewer billing 18.1826.4	8264-0323SUN	03/30/2023	29.00
10-70-271 UTILITIES OF EAST P	46	Ashley Valley Water & Sewer	Water and sewer billing 1611281	1281-0323PK	03/30/2023	64.00
10-70-282 ROADSIDE PARK MA	448	Intermountain Farmers Assoc.	widom lada	1018755747	04/10/2023	257.98
10-70-282 ROADSIDE PARK MA	895	Split Mountain Garden Center	Flower Fertilizer	70665	04/05/2023	399.96
10-70-282 ROADSIDE PARK MA	1147	Vernal Winnelson Company	Sprinklers & fittings	513099-01	03/29/2023	490.95
Total BUILDING & GROUNDS:						1,414.63
Grand Totals:						37,794.61

Report Criteria:

Invoices with totals above $0.00 included.

Only unpaid invoices included.

CED 51.77
17.95
34.20
morcon 29.62
RMP 453.05
2205.74
Turner 10.99
279.00
Winnelson
Wheeler 3.24
Burns 17.05

treasure
GAMES CO.

Presents

Uintah Basin's Second Annual Treasure Hunt

In partnership with

UINTAH COUNTY TRAVEL & TOURISM AND CHANNEL X94

Treasure Games CO. is a nonprofit organization founded right here in the Uintah Basin. Our aim is to bring excitement to locals and visitors alike as they explore nature and dive into history in a real chase for a sizable treasure while encouraging them to leave the areas, they explore better than they found them.

We work hand in hand with Local authorities and Land agencies to safely bring these hunts to the public.

The Uintah Basin hunt is scheduled to kick off no later than June 15, 2023. Our treasure hunts have been proven to greatly increase tourism. And bring people together. We hope you will join us on this hunt to make it as memorable as possible for all participants and to support Uintah Basin businesses. We are asking you to sponsor this hunt. Our goal is to reach over $30,000 for this chest. Donations are accepted until MAY 20TH, 2023.

Donations can be sent to:

P.O. Box 287 Dutch John UT. 84023,
or contact Wesley Weber at

435-621-5261.

UINTAH
COUNTY TRAVEL & TOURISM

Leasha 435 781 6765

CHANNEL X94
YOUR FAVORITE RADIO STATION

Charlie 435-781-1100

Item No._____

MEMO TO: *City Council, City Manager*
FROM: *Szeth Simmons, Building and Grounds*

Subject: **Awarding of the lawn mowing bid.**

Recommendation:
Mike Foster landscaping and construction at $225 per week.

Date:
4/11/2023

Fiscal Impact:
$225 per weekly mowing. Beginning May 1 and ending November, depending on weather.

Funding Source: 10-50-260

Background:

We received five bids for mowing the lawns in 2023

- Mike Foster landscaping and construction at $225 first and $75 Second weekly lawn mowing prices.
- Freedom Boyz Yard Care $225 first cut and 175 second weekly mowing prices.
- ProGreen Services $195 first and second lawn mowing.
- Accurate Lawn Care Service $265 for the first cutting and $200 for the second cutting.
- Whack-A-Sign $345 first cut and $195 for Second weekly lawn cutting.

Attachments:
None

CIVCO Engineering, Inc.
Vernal, Utah

CIVCO Engineering, Inc.
Civil Engineering Consultants
PO Box 1758 * 1256 W 400 S, Suite 1
Vernal, Utah 84078

April 3, 2023

Naples City
1420 East 2850 South
Naples City, Utah 84078

Re: 2000 East; 700 South to 1700 South Fencing Project Engineering Services

Gentlemen,

CIVCO Engineering, Inc. (CIVCO) is pleased to submit the following price proposal to Naples City (Naples) for the above referenced project. We feel that after reviewing the following information and cost proposal, Naples City Council will select CIVCO as the most qualified for this project.

CIVCO proposes to provide the following services to Naples for this project.

1. Compile bid Fencing packet for Naples prescriptive right of way. This will include preparation of plans showing the different types of fencing required, the location of the new fencing and land owner information. The bid documents will include the specifications for the new fencing and a bid schedule for the bidding of the project. We will also be available to answer any questions during the bidding process and attend the bid opening, prepare a bid tabulation of all bids and prepare a recommendation to the City Council.

2. Work with Naples City in Notifying property owners of the project. This will include meeting with the 20 property owners along the project who will have their existing fences relocated by this project. We will make personal contact with the property owners at their property to discuss this relocation on site so no misunderstandings of the project will be perpetuated. It will also include the staking of the prescriptive right of way to show where the new fence will be located.

3. Working with fencing company throughout the project. After the project has been awarded and a contract is in place with the fencing contractor, CIVCO will assist the contractor with the fence locations and coordination with the property owners. CIVCO will also inspect the installation of the fencing to assure it meets the intended specification for the right of way fence. This will require daily inspection and coordination with the contractor.

4. Marking right of way for fencing company. CIVCO will provide a survey crew to mark the location of the prescriptive right of way fence. This will be 33' each side of the

Phone (435)789-5448 * Fax (435)789-4485
Email: civco@civcoengineering.com

section line located on 2000 East between 700 South and 1700 South. This will be accomplished by placing stakes and lath along the new fence line. No new property corners will be established with this proposal.

5. Notifying property owners prior to day of fence moving. CIVCO would propose to make these notification a least a week prior to work on the individual property. This would allow for coordination of the removal of the existing fence, placement of any temporary fencing for livestock in the fields and notice of any work in the immediate location of homes. This will assist in a better understanding and coordination with the property owner.

CIVCO is proposing to provide these services for the following cost.

Task	Description	Engineer	CADD	Inspector	Survey	Office
1	Compile Bid Documents	10	60		10	8
2	Coordinate with Naples to Contact Property Owners	30			20	12
3	Work with and Inspect fencing company's work	5		40		4
4	Mark right of way for fencing company				30	
5	Notify property owners day of fence moving	2		20		
	Total Hours	47	60	60	60	24
	Hourly Rate	$195	$110	$115	$200	$70
	Amount	$9,165	$6,600	$6,900	$12,000	$1,680
	Total Cost					$36,345.00

If you have any questions, please feel free to contact me at any time.

Sincerely,

Troy D. Ostler

Troy D. Ostler, President

SUPERMARKET SITE ANALYSIS:

- Simulation of existing market within study area of the **PROPERTY**
  - An evaluation of current trade area population and key demographic components for the trade area using Synergos Technologies PopStats data set
  - An assessment of weekly sales volume of existing grocery competition impacting the **PROPERTY** and within the defined trade area
  - Definition of primary trade area for the **PROPERTY** at the block group level, including market shares
  - Assess the gentrification of the trade area, including the development components of the **PROPERTY**, that will positively influence the sales forecast for potential grocery tenants
  - Assess Daytime and Workforce population influencing the **PROPERTY**
  - Accurate assessment of grocery potential within the study area
  - FIT indexing / customer profile for the **PROPERTY** (Compatibility of the prospective supermarket format at the **PROPERTY** to the surrounding trade area demographics)
- Simulation of projected market within the study area of the **PROPERTY**
  - An evaluation of future trade area population trending and key demographic components for the trade area, with emphasis on demographics applicable to targeted grocery banners for the PROPERTY using Synergos Technologies PopStats data set and any supplemental field work data
  - Sales Projection Analysis for up to four (4) different grocery banner / chains, including Davis Foods (relocation)
    - § A Year One through Year Three sales volume projection for targeted banners at the PROPERTY

§ Formal Site Analysis Packages for each of the targeted banner / chains with supporting maps and documents (example sent via email)

§ Executive summary including findings, overall property / site plan assessment where site plans are available, recommendations and conclusions

DELIVERABLE:
Formal In-Depth Site Analysis Packages for up to four (4) the targeted banner / chains with supporting maps and documents. These formal packages will be tailored for each specific and applicable supermarket tenant as a means of marketing the **PROPERTY**.

FEE: $8,000.00 (inclusive of all travel-related expenses

TIMING: 60 days from an executed agreement

Once you've had an opportunity to review the above, please let me know if you have any questions or comments.

Finally - I've attached an example Sales Forecast Analysis for your review and similar to what will be produced for this assignment.

NAPLES GATEWAY PLAZA		
ENTITIES	SOLUTIONS	CRITERIA/TASKS
Naples Residents	Create a Realistic Feasability Study	Redo Feasability Study - Doug Munson/Guy
Naples Businesses	Purchase & Trade Naples Corner (9 Acres) $500k	Acquire Naples Corner (9) acres
Colorado Residents	Create Public Parking for Cars Pool & Buses	Retain 3 Acres for Public Parking
Uintah County Residents	Subsidize BTA Busses	Facilitate Contract with UBAOG/BTA
Vernal City Residents & Businesses	Waive Taxes & Impact Fees for Davis	Approve 15 year Porperty Tax Waiver
Power Plant, Mines, Oil & Gas Employees & Contractors	Redo Naples Downtown Plan for Phased Development	Approve Impact Fees Waiver
Davis Food & Drug		Approve Grocery Store, Fuel Center & Strip Mall
BHI	Build a Davis Grocery Store & Fuel Center ($13M)	Create Basin Foods Co-Op
Basin Meat & Produce Growers	Build an Attached Strip Mall for Complimentary Services	Transfer ownership of 6 Acres to Davis
Basin Sports	Build a Urgent Care	Entities to Donate $500k to Naples City
Monument & River Tourists	Close & Sell/Lease Davis F&D Downtown to Basin Sports	
Ashley Regional Medical Center	Basin Sports Renovate Davis and Relocate	
BTA & EVLabs	Basin Sports Renovate existing building & Provide New Services	
	Davis Neighborhood Market Provides New Services -	
	Fuel Center - Discount Fuel & Semi Bays	
	Basin Foods - Meats, Eggs, & Produce	
	Increased Freshness & Nutrition	
	Lunch Box Deli Services	
	Pharmacy with Expanded Services	
	Plaza Provides New Services	
	Urgent Care Next to Pharmacy	

RESULTS/POSSITIVE OUTCOMES		
NAPLES CITY	VERNAL CITY	UINTAH COUNTY
Increased Sales Tax Revenue	Temporarily Decreased Sales Tax Revenue	Increase outside Revenue Streams
Increased Fuel Tax Revenue	Temporary Decreased Fuel Tax Renenue	Improve Highway Safety
An Anchor Development to Perpetuate Complimentary Services in Vacinity	Temporarily Decreased Employment	Attract Housing Development to increase Tax Base
Increase Employment	Eventual Increased Sales Tax Revenue	Enlarge School Classroom Sizes
Attract Housing Development to increase tax Base	Eventual Increased Fuel Tax Revenue	
Enlarge Elementary School		

NAPLES

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

NAPLES BUSINESSES

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

VERNAL CITY

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

COLORADO

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

TOURISTS

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

DAVIS FOOD & DRUG

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

EMPLOYEES & CONTRACTORS

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

ASHLEY REGIONAL MEDICAL CENTER

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

BTA & evLABs

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

BASIN MEAT & PRODUCE GROWERS

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs

CONTRACTOR/BUILDER

ENTITY	CONCERN-NEED-PROBLEM	SOLUTION	PROs	CONs