Naples City Council
April 27, 2023
Minutes

DATE, TIME & PLACE OF MEETING

The regularly scheduled meeting of the Naples City Council was held April 27, 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 Quinn Bennion, Leah Christensen, Justin Christensen, Brooks Jones, CJ Kendall, Kale Reynolds, Grace Christiansen, Szeth Simmons, Gwen Harrison, Micheal Davis and Nikki Kay.

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. Kenneth Reynolds **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 April 13, 2023 were presented for approval. Kenneth Reynolds **moved** to approve the minutes. Ross Morton **seconded** the motion. The motion passed with all in attendance voting in the affirmative.

FOLLOW UP ITEMS FROM PREVIOUS MEETING

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Councilman Kitchen asked about the 2000 East road project. Micheal Davis brought up some pictures of the project. The pictures showed where some trees were taken out, irrigation boxes were fixed, where the cut of the road is going to be, and also how close some of the fences will be to the edge of the road.

APPROVAL OF THE BILLS

Nikki Kay presented the bills for payment in the amount of $40,757.57. Kenneth Reynolds **moved** to approve the bills in the amount of $40,757.57. Dan Olsen **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

BUSINESS LICENSE APPROVALS

A business license application was received from **Cactus Wellhead, LLC** located at 1228 East 620 South. Nikki explained this business provides custodial services at wellhead locations. Dan Olsen **moved** to approve the business license for Cactus Wellhead, LLC. Robert Hall **seconded** the motion. The motion passed with all voting in the affirmative.

A business license application was received from **Energy Armor** located at 1572 South 1625 East. It was explained this business provides vac trucks and hot oil trucks to oilfield locations. Nikki also stated the next business license application for **Verity Energy**, located at the same address, would be for this business to rent a small office from Energy Armor. Robert Hall **moved** to approve both business licenses. Ross Morton **seconded** the motion. The motion passed with all voting aye.

AMEND LAND USE ORDINANCE CHAPTER 02-15 OFF STREET PARKING - APPROVE ORDINANCE 23-250

Gwen Harrison presented the proposed changes to chapter 02-15 of the Land Use Ordinance. Gwen stated these were changes to the off-street parking requirements. Gwen stated the Planning Commission worked through the full chapter for clarification, continuity, and the ability for the changes to withstand time. She explained they changed the wording of "handicapped" to "persons with disabilities." Gwen pointed out the addition of the area allowed to be used for front yard parking. Mayor Baker thought this needed to be clarified because he thought it was for home occupation businesses. Councilman Kitchen wanted to know how he wanted it clarified? Mayor Baker said he didn't know, he just thought it needed to be clarified because he read it to be home occupation parking. Gwen stated they changed violations of this chapter to a fineable offense and gave thirty (30) days for an offender to come into compliance. Gwen stated they made some changes to the design standards for parking and loading spaces and made it so a vehicle can't back out onto the highway from a business. She explained this section of the code was also updated to be in compliance with ADA requirements and has the chapter refer to the requirements and specifications of the Americans with Disabilities Act. One of the students in attendance asked the Council to explain what they were doing. It was explained how the Planning Commission reviews and offers recommended changes to the Land Use Ordinance. The student wanted to know if the changes were to make things look nice, for clarity, accepted standards, and functionality within the Land Use Ordinance? The Council said those were some of the reasons. With no other questions, Robert Hall **moved** to approve Ordinance 23-250. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

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

DISCUSS AND APPROVE CONTRACT FOR SUPERMARKET SITE ANALYSIS

Micheal Davis presented a bid from MTN Advisors for a supermarket study. Micheal said he contacted Mr. Munson with MTN Advisors and asked him if the information he obtained through the study would be specific to one grocery store. Mr. Munson said it would be but the contract with the City would allow the information to be adjusted for three different vendors. Mr. Munson stated that if the scope went outside of a grocery store the data could be adjusted but the City or Developer might have to pay more. Micheal stated that he spoke with CJ Davis of Davis Food and Drug to see if he was serious about any of what was reported to the Council. He said Mr. Davis said it might be a possibility but the study would be huge to him in order to even consider it. Micheal said Mr. Davis currently has a lot of things going on and this is not a top priority to him. Councilman Morton wanted to know, if the study showed a grocery store would be feasible in this area, would it make Mr. Davis more interested. Micheal said maybe. Councilman Hall said he felt it was worth the $8,000 to see if it would work. Robert Hall **moved** to approve the expenditure of $8,000 and to pull it from the Redevelopment Fund. Kenneth Reynolds **seconded** the motion. The motion passed with the following vote:

Gordon Kitchen	Aye
Kenneth Reynolds	Aye
Ross Morton	Aye

Dan Olsen	Aye
Robert Hall	Aye

Grace Christensen asked them to explain what the $8,000 was for. Micheal Davis explained what the supermarket study was and how it would be used in determining the feasibility of a grocery store moving to Naples.

DISCUSS POLICE DEPARTMENT BUDGET FOR POSSIBLE NEW HIRE

Micheal told the Council he had the opportunity to look at the budget in preparation for a discussion on hiring another police officer and determined that sales tax revenue will come in about $470,000 over the projected budget. Councilman Morton asked what the total cost would be to add another person to the budget. Micheal estimated what that would be with the budget of the current department. Councilman Morton really wanted to see a specific number before moving forward. Councilman Kitchen asked if Micheal's projections took into account the history of revenue. Micheal said it did. Councilman Hall felt like it was a reasonable request as long as the Chief understands the risk if revenues drop. Ross Morton **moved** to allow the Chief to open the position and post the job in the police department. Gordon Kitchen **seconded** the motion. The motion passed with all voting in the affirmative.

ANNUAL CHAMBER DINNER

Mayor Baker wanted to know how many of the Council members wanted to attend the annual Chamber dinner. He said the city purchased an extra table last year. It was discussed if they need an extra table or just additional tickets. Councilman Hall stated he would not be able to attend and Councilman Morton also said he might not attend. Council members asked Micheal to check out the cost of an additional table or extra tickets.

FINANCIAL UPDATE

Council members received a copy of the revenue and expenditure report for the month of April. Micheal said he will have a more detailed report for the budget workshop in May. No questions were asked and no action was taken.

OTHER MATTERS OR FUTURE COUNCIL MATTERS

Quinn Bennion with Vernal City left a draft copy of the interlocal agreement for legal services for the Council to review. A discussion on this will be added to the next council meeting.

CLOSED SESSION

Robert Hall **moved** to go into a closed session to discuss the character, professional competence, physical or mental health of an individual. Dan Olsen **seconded** the motion.

The motion passed with the following vote:

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

Present in the closed session was Mayor Baker, each of the council members, Micheal Davis, and Nikki Kay.

MOTION TO ADJOURN

With no other business before the Council, Dan Olsen **moved** to adjourn the meeting at 9:15. Robert Hall **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

APPROVED BY COUNCIL ON THE 11th DAY OF MAY 2023

BY: ______________________________ ATTEST: __________________________