



City of Naples

Naples City Council Meeting Agenda
June 22, 2023 - 7:30 p.m.
1420 East 2850 South
Naples, UT 84078

Opening Ceremonies

1. Approval of Agenda
2. Approval of Minutes - June 8, 2023 Regular Council Meeting
3. Any Follow Up Matters from June 8, 2023
4. Approval of Bills
5. Approve Business License - Latham Services 1929 E 2500 S and Naples Self Storage 1600 E 1000 S
6. Citizen Request - Discussion to Purchase Land from the City - Micheal Kelsey
7. Approve Final Plans for Commercial Tire - 1884 S Hwy 40
8. Adopt Resolution 23-349 Amending FY 2022/2023 Budget
9. Adopt Resolution 23-350 Setting Certified Tax Rate
10. Adopt Resolution 23-351 Adopting FY 2023/2024 Budget
11. Approve Ordinance 23- 251 Salaries for Exempt and Statutory Officials
12. Update on The Farm Subdivision
13. City Department Heads and SSD Updates
14. Other Matters/Future Council Matters
15. CLOSED SESSION - Discuss Potential Lease, Sale or Purchase of Property
16. 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

Naples City Council

June 8, 2023

Minutes

The regularly scheduled meeting of the Naples City Council was held June 8, 2023, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

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

Others attending were Bruce Hacking, Szeth Simmons, Brooks Jones, Micheal Davis and Nikki Kay.

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 Kenneth Reynolds offered the invocation.

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.

The minutes of the special budget workshop meeting of May 22, 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.

The minutes of the regular city council meeting of May 25, 2023 were presented for approval. Dan Olsen **moved** to approve the minutes of May 25, 2023. Robert Hall **seconded** the motion. The motion passed with all voting aye.

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Councilman Reynolds wanted to know if Chief Simper checked on the cameras for the park. Nikki stated the Chief has been out of town but should have that information for the next meeting. Councilman Hall asked if there has been any more interest in moving fences on 2000 East? Micheal Davis stated there

DATE, TIME & PLACE OF MEETING

COUNCIL MEMBERS ATTENDING

OTHERS ATTENDING

OPENING CEREMONY

APPROVAL OF THE AGENDA

MINUTES APPROVED

FOLLOWUP ITEMS FROM PREVIOUS MEETING

DRAFT

are still just two people. A comment was made about the cross cuts on the road sinking and if those would be filled in before the chip seal. Micheal said he hoped so and he would get with Mr. Ostler to make sure those are taken care of.

Nikki Kay presented the bills for payment in the amount of \$37,568.34. Dan Olsen **moved** to approve the bills in the amount of \$37,568.34. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

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

Micheal Davis presented Council with a proposal and contract from Rocky Mtn Power (RMP) to change the Hwy street lights to LED fixtures. He stated that RMP approached him about changing out the lights and if the City would do that within the next two years, RMP would give the City a new rate schedule that would save the City money. Micheal said this would be for ninety-four lights and the cost to do the change over would be about \$23,000. He said the rate of return would be about three-years. Micheal said the funds would be in the budget for the next fiscal year but he needed approval now in order for RMP to begin around July 15th. Robert Hall **moved** to approve the street lighting agreement. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

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

Micheal said Council would need to table the discussion for bids on the 2850 South intersection correction. Micheal said there were no bids turned in. Council discussed if the road crew could do some of the work. Szeth thought they could tear out the concrete and get someone to pave it but they might need to go back and clean up the ADA sidewalk accesses. No action was taken.

APPROVAL OF THE BILLS

APPROVE CONTRACT AND AMOUNT FOR ROCKY MTN POWER LED STREET LIGHT CONVERSION

REVIEW AND AWARD BID FOR 2850 SOUTH INTERSECTION CORRECTION

DRAFT

Council members received a copy of the Fraud Risk Assessment that needs to be completed and filed with the State Auditor. Mayor Baker said he was pleased with the score on the assessment. Micheal said he added a fraud hotline to the web page. Nikki asked the Council to make sure they all take the training for elected officials. She stated the only completion certificate she has on file is for Councilman Olsen. Councilman Hall said he has the training for Special Districts and he would bring that in. The assessment showed the City is in line with most of the requirements.

***REVIEW AND ACCEPT
F R A U D R I S K
ASSESSMENT***

Kenneth Reynolds **moved** to open a public hearing to open and amend the FY 2022/2023 budget and to receive public input on the FY 2023/2024 budget. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye. Micheal gave Council a handout that showed the changes to the current fiscal year budget. He asked if anyone had any questions.

***PUBLIC HEARING TO
OPEN AND AMEND FY
2022/2023 BUDGET AND
RECEIVE PUBLIC
COMMENT ON FY
2023/2024 BUDGET***

Mayor Baker asked the public if anyone had any comments they would like to make on the proposed FY 2023/2024 budget. With no comments from the public, Dan Olsen **moved** to close the public hearing. Robert Hall **seconded** the motion. The motion passed with all voting in the affirmative. Councilman Kitchen asked about the budget for the new LED replacement lights. Micheal explained that cost is built into the new fiscal year budget but he needed approval now so RMP could start that project in July.

Micheal had the numbers for the new certified tax rate. Micheal gave Council members a breakdown of past property tax rates and amounts received since 2011. He tried to get the Council to see what happens when they continue to take the lower certified tax rate instead of accepting the budgeted revenue. He explained how property taxes are received from the County and what happens if the City decides to keep the rate the same instead of taking the same property tax amount each year. The handout showed how the property tax received from the County has dropped from \$102,900 in 2011 to \$76,908 in 2023. Micheal asked the Council to consider going through truth in taxation this year in order to not lose any more property tax money. He said because the assessed value jumped so much this year it dropped the rate to .000288. Micheal said the Council can still decide to go with the lower rate and take the loss in revenue but he felt like the City was starting to lose a little bit too much

***REVIEW CERTIFIED TAX
RATE***

DRAFT

each year. Councilman Kitchen wanted to know what the big deal would be about doing the truth in taxation. Micheal said it goes in the paper and the City would hold a public hearing to allow citizens time to comment. Micheal said if they did that the Council would just state they are not raising taxes, the assessed value went up and the City would be keeping the rate the same. Councilman Kitchen said they wouldn't be raising taxes, just trying to keep the rate the same as in the past. Micheal pointed out that the Council has kept the rate pretty steady the last few years but with the assessed value taking such a jump, the rate will really go down. Councilman Kitchen wondered if they have been doing it backward because the State has changed how they distribute the money. He was in favor of keeping the rate the same and going through the truth in taxation. Mayor Baker stated he didn't have a problem one way or the other but said the Council did say, in the past, they would try and live off of sales tax and not property tax. Councilman Hall stated they are talking about \$30,000. Micheal said he would just like to see the Council try and stabilize it so they are not losing money every year. After some more discussion, Robert Hall **moved** to stay with the property tax revenue of \$77,931, lowering the rate to .000288. Dan Olsen **seconded** the motion. The motion passed with the following majority vote:

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

Nothing was brought forward under other or future council matters.

With no other business before the Council, Gordon Kitchen **moved** to adjourn the meeting at 8:20. Kenneth Reynolds **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

APPROVED BY COUNCIL ON THE 22nd DAY OF JUNE 2023

BY: _____

ATTEST: _____

***OTHER MATTERS OR
FUTURE COUNCIL
MATTERS***

MOTION TO ADJOURN

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
10-41-610 MISCELLANEOUS EX	1211	Zion's First National Bank	MBA Renewal	9350565-0140	06/08/2023	13.00
Total LEGISLATIVE:						13.00
10-43-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2311E00941	06/05/2023	78.69
Total CITY ADMINISTRATOR:						78.69
10-50-260 GROUNDS EQUIP/S	73	B.H. I.	Office light flagpole	1080973	05/31/2023	1,654.60
10-50-260 GROUNDS EQUIP/S	587	MF Landscape & Construction	Contract Lawn Care	3618	06/04/2023	225.00
10-50-260 GROUNDS EQUIP/S	587	MF Landscape & Construction	Contract Lawn Care	3619	06/12/2023	225.00
10-50-271 UTILITIES - CITY HAL	622	Mt. Olympus Waters	Equipment Rental	102094540609	06/09/2023	156.37
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115959	8576-0623	06/05/2023	87.16
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115952	9526-0623WW	06/05/2023	113.43
10-50-271 UTILITIES - CITY HAL	1107	Utah Department of Technology	Email accounts	2311R1530000	05/31/2023	132.24
10-50-271 UTILITIES - CITY HAL	1168	West End Cleaners, Inc.	Traffic rug for offices	54982	06/01/2023	88.00
10-50-273 OLD FIRE STATION -	73	B.H. I.	Flagpole light old firestation	180995	05/31/2023	841.71
10-50-610 MISCELLANEOUS EX	1140	Vernal Sign Shop	Hours, logo, & decals for doors	237	06/13/2023	198.61
10-50-611 CLEANING SUPPLIE	902	Staples	Cleaning supplies, paper	7610633111	06/05/2023	82.89
Total GENERAL GOVERNMENT BUILDINGS:						3,805.01
10-51-245 COMPUTER SUPPO	19	AM Computers	Service contract	4644	06/02/2023	150.00
10-51-245 COMPUTER SUPPO	952	Town Web Design, LLC	Hosting Web Page, Domain Name	6865	05/01/2023	823.00
10-51-250 EQUIPMENT, SUPPLI	1201	Xerox Corporation	Copy charges for WC7845	018975132	06/01/2023	109.02
10-51-250 EQUIPMENT, SUPPLI	1210	Zion's First National Bank	Stamps	024	06/12/2023	63.00
10-51-256 SOFTWARE SUPPOR	187	Caselle, Inc.	Annual support	125499	06/01/2023	9,508.00
Total SUPPLIES/EQUIPMENT:						10,653.02
10-52-331 PUBLIC RELATIONS	1210	Zion's First National Bank	Triceratops, chairs, dino w/logo	113-2327035-9	06/07/2023	40.63
10-52-331 PUBLIC RELATIONS	1210	Zion's First National Bank	Triceratops, chairs, dino w/logo	2521164	06/07/2023	1,043.06
10-52-331 PUBLIC RELATIONS	1211	Zion's First National Bank	Lunch- Uintah County Planner	005371	06/05/2023	49.60

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-52-331 PUBLIC RELATIONS	1211	Zion's First National Bank	A Beatty	007230	06/07/2023	118.27
Total PLANNING AND ZONING:						1,251.56
10-54-230 TRAVEL & PER DIEM	1212	Zion's First National Bank	UBLEA Lunch	139646	05/10/2023	18.59
10-54-240 OFFICE SUPPLIES &	1212	Zion's First National Bank	Adobe Annual Fee	2462140418	05/26/2023	256.55
10-54-249 EQUIPMENT/PURCH	1212	Zion's First National Bank	CAT Tourn, Chest seal, NAR, Scis	EC2312066	06/06/2023	1,144.18
10-54-251 FUEL & OIL	808	Rocky Mountain Lube & Muffler	Oil change & lube	623564	05/25/2023	90.15
10-54-251 FUEL & OIL	808	Rocky Mountain Lube & Muffler	Oil change & lube	623906	06/07/2023	59.20
10-54-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2311E00941	06/05/2023	2,079.44
10-54-330 EDUCATION AND TR	1212	Zion's First National Bank	Registry exam- KKay	ABMDI-0623	06/01/2023	350.00
10-54-760 GRANT PURCHASE I	470	Javelin Arms LLC	M&P AR-15 Equipped	SRO GUN	05/22/2023	1,470.00
10-54-760 GRANT PURCHASE I	1212	Zion's First National Bank	Trauma shears, trauma wrap	114-4685812-7	06/06/2023	29.72
10-54-760 GRANT PURCHASE I	1212	Zion's First National Bank	Trauma shears, trauma wrap	114-7450859-2	06/06/2023	31.24
10-54-760 GRANT PURCHASE I	1212	Zion's First National Bank	Saline flushes	156769	06/07/2023	46.98
10-54-760 GRANT PURCHASE I	1212	Zion's First National Bank	Chest seals, combat guaze, packi	EC2312065	06/06/2023	812.32
Total POLICE DEPARTMENT:						6,388.37
10-55-610 ULGT SAFETY PROG	283	Davis Food & Drug	Food for safety party	258455	06/07/2023	60.06
10-55-610 ULGT SAFETY PROG	555	Lowe's Commercial Services	Tarp Money	5685444507	06/13/2023	283.10
10-55-610 ULGT SAFETY PROG	1018	Uintah Packing Co	Safety party reward	1965	06/07/2023	278.64
10-55-610 ULGT SAFETY PROG	1211	Zion's First National Bank	Gift cards	901374	06/07/2023	100.00
10-55-801 ARPA EXPENDITURE	19	AM Computers	New council computer	4644	06/02/2023	1,000.00
10-55-801 ARPA EXPENDITURE	470	Javelin Arms LLC	AR-15 w/Trade in	QUOTE FOR R	05/29/2023	5,344.00
Total EMERGENCY PREPARDNESS:						7,065.80
10-58-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2311E00941	06/05/2023	58.93
Total BUILDING INSPECTOR:						58.93
10-59-223 COMMUNITY EVENT	283	Davis Food & Drug	ATV Jamboree	258436	06/01/2023	44.03
10-59-223 COMMUNITY EVENT	1211	Zion's First National Bank	ATV Jamboree meals	1/A-309811	05/30/2023	758.36

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
Total COMMUNITY MARKETING:						802.39
10-60-250 EQUIPMENT, MAINT	7	Airgas USA, LLC	Shop supplies	9138621805	06/01/2023	154.24
10-60-250 EQUIPMENT, MAINT	341	Fastenal Company	Drill bits	UTVER102218	06/14/2023	50.00
10-60-250 EQUIPMENT, MAINT	382	Greg Goodrich Welding	Metal for shop	5546	06/05/2023	58.70
10-60-250 EQUIPMENT, MAINT	588	Midwest Hose	Hose	01688680	06/06/2023	87.32
10-60-250 EQUIPMENT, MAINT	900	Standard Plumbing Supply Co	Shop supplies	UBL625	06/08/2023	105.36
10-60-250 EQUIPMENT, MAINT	958	Main Street Auto	jumper cables	191082	06/06/2023	118.11
10-60-251 FUEL & OIL	1106	Fleet Operations - Fuel Network	Fuel Purchase	F2311E00941	06/05/2023	777.75
10-60-262 "C" ROAD MAINTENA	382	Greg Goodrich Welding	Splash guard materials	5559	06/13/2023	17.80
10-60-266 ROAD SIGNS	382	Greg Goodrich Welding	Sign bracket	5559	06/13/2023	380.00
10-60-266 ROAD SIGNS	838	Safety Supply & Sign Co, Inc.	Viz-e sheild, all way	185441	06/12/2023	48.08
10-60-266 ROAD SIGNS	838	Safety Supply & Sign Co, Inc.	Viz-e sheild, all way	185443	06/12/2023	264.00
10-60-268 SIDEWALKS	515	KW Trucking	Rock	34365	06/05/2023	494.10
10-60-268 SIDEWALKS	515	KW Trucking	Rock	35412	06/01/2023	966.96
10-60-472 SAFETY CLOTHING/	1210	Zion's First National Bank	Safety clothing	114-6003182-2	06/13/2023	216.02
10-60-472 SAFETY CLOTHING/	1210	Zion's First National Bank	Safety clothing	114-6861873-7	06/13/2023	85.14
Total STREETS:						3,823.58
10-68-270 UTILITIES-STREET LI	1099	Rocky Mountain Power	Monthly Electric Service 6108154	1546-0031-062	06/05/2023	11.45
10-68-272 REPAIRS - STREET L	382	Greg Goodrich Welding	Material for light pole repair	5559	06/13/2023	57.32
10-68-272 REPAIRS - STREET L	613	Mountain States Lighting	Light pole base	12781	06/16/2023	4,416.00
Total STREET LIGHTS:						4,484.77
10-70-260 PARK LAWN & GROU	900	Standard Plumbing Supply Co	Screws, park sprinklers	UBCF16	06/14/2023	27.36
10-70-260 PARK LAWN & GROU	900	Standard Plumbing Supply Co	Screws, park sprinklers	UCBF00	06/14/2023	26.40
10-70-263 PAVILION MAINTENA	382	Greg Goodrich Welding	New Turner Pavilion Sign	5546	06/05/2023	400.00
10-70-266 CITY BEAUTIFICATIO	382	Greg Goodrich Welding	Pump repair	5546	06/05/2023	42.50
10-70-282 ROADSIDE PARK MA	173	C-A-L Ranch Vernal	Blower and cutters	9304/14	06/06/2023	433.12
Total BUILDING & GROUNDS:						929.38

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
Grand Totals:						39,354.50

Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.



Item No. _____

MEMO TO: City Council, City Manager
FROM: Dale Peterson

Building Official

Subject: Business License for:

Latham Services LLC
1929 East 2500 South
Naples, Utah 84078

Recommendation:

*Approve the Business License for:
Latham Services LLC*

DBA: Latham Services LLC

*To Conduct business from his home office at
1929 East 2500 South, Naples.*

Description of Business Activities:

Mobile pressure washing and inspection. All work is away from the home, where he pressures washes homes, driveways, sidewalks, oilfield sites, frac-tanks, compressor units, construction equipment.

His equipment is a pick-up and 14-foot flatbed trailer which has the pressure washing equipment mounted to it.

The Home Occupation allows one business vehicle to be parked at the residence. The trailer when there will be parked in the rear of the home.

Date:

June 14, 2023

Zone: Residential/Agricultural (RA-1)

02-22-002 Permitted Uses

#9. Home Occupation in accordance with chapter 13 of the Naples 2015 Land Use Ordinance.

Owner: Josh Latham
Business Phone: 435-621-1920

20230613_135227.jpg

Open with Adobe Acrobat for G...





Item No. _____

MEMO TO: <i>City Council, City Manager</i> FROM: <i>Dale Peterson</i> Building Official		Subject: Business License for: Naples Self-storage, LLC 1661 East 1000 South Naples, Utah 84078	
Recommendation: Owner: Adam Richards <i>Approval - Naples Self-storage. 1661 East 1000 South Naples, Utah 84078</i> <i>To approve as a Conditional Use the Business License for <u>Naples Self-storage for one year.</u></i> <i>Naples Self-storage has posted a bond with the city to guarantee completion of the items listed below.</i> <i>The Business license is to be reviewed by the City Council, on or before July 1, 2024, for completion of the items listed below and the release of the bond.</i>		Date: June 12, 2023	
		Sales Tax: not required by the State.	
		Zone: Industrial Chapter 02-28 I-1	
		02-28-005 Conditional use F. Storage Units	
Conditions: Complete the following items. 1. Stormwater retention pond. 2. Landscape 3. Sign 4. Fence the front of the property. 5. Compliance with the Naples City Right-of-way encroachment permit. (Road Department approval).			
Attachments: • Pictures			

Bond Summary for Naples Self Storage, Phase 1

Estimated Completion Costs

[illegible]



Item No. _____

MEMO TO: City Council, City Manager
FROM: Dale Peterson

Building Official

Subject: Business License for:

1. Legacy Leasing & Sales, LLC
2. Anarchy Offroad Utah, LLC
3. Tail Wind Life, LLC
2359 South 1500 East
Naples, Utah 84078

Recommendation:

Approve the Business License for:

1. Legacy Leasing & Sales, LLC
2. Anarchy Offroad Utah, LLC
3. Tail Wind Life, LLC

Description of Business Activities:

Legacy Leasing & Sales, LLC
Sales and leases used vehicles.

Anarchy Offroad Utah LLC
Upgrades Offroad vehicles adds options, exterior designs (picture of an upgraded Offroad vehicle is included in the packet).

Tail Wind Life, LLC
Occupies office space and does property management in Arizona.

Date:

June 21, 2023

Zone: Commercial

02-26-004 Permitted Uses

USES:

1. Automobile, new and used, sales and service.
2. Offroad vehicles upgrade (are not listed but like (boats sales & services that are listed).
3. Professional Office (Property Management)

Attachments:

- Pictures
-

