Naples City Council
December 12, 2024
Minutes

DATE, TIME & PLACE OF MEETING

The regularly scheduled meeting of the Naples City Council was held December 12, 2024, 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, Dan Olsen, Ross Morton, and Kenneth Reynolds. Andrew Bentley was absent

OTHERS ATTENDING

Others attending were Sylvia and John Henderson, Travis Campbell, Brittany Schlosser, Brooks Jones, Vincent Jones, Willis LeFevre, Gwen Harrison, Szeth Simmons, Nathan Simper, Micheal Davis and Nikki Kay.

OPENING CEREMONY

Mayor Dean Baker welcomed everyone and called the meeting to order. He began the meeting with the pledge of allegiance and Kenneth Reynolds offered the invocation.

APPROVAL OF THE AGENDA

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

MINUTES APPROVED

The minutes of the regular city council meeting of November 14, 2024 were presented for approval. Robert Hall **moved** to approve the minutes. Kenneth Reynolds **seconded** the motion. The motion passed with all voting aye.

FOLLOW UP ITEMS FROM PREVIOUS MEETING

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Nothing was brought forward.

APPROVAL OF THE BILLS

Nikki Kay presented the bills in the amount of $23,874.82. Dan Olsen **moved** to approve the bills as presented. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Andrew Bentley	Absent

BUSINESS LICENSE APPROVALS

A business license application for **FlexSteel USA, LLC** located at 1228 E Amelia Earhart Dr was presented to the Council for their approval. Nikki Kay stated the business was in the proper zone and was recommended for approval by Dale Peterson. Robert Hall **moved** to approve the business license. Dan Olsen **seconded** the motion. The motion passed with all voting in the affirmative.

NAPLES PTA UPDATE

Brittney Schlosser, Naples PTA President, came before the Council to give an update on what the group has been doing. Ms. Schlosser said they have forty-five total memberships and that might not seem like a lot but last year they had twenty-six. Mr. Schlosser recognized Councilman Hall for becoming a member. Ms. Schlosser commented on the recent activities they were able to sponsor at the school. Ms. Schlosser expressed her gratitude for the donation the City gave and said they appreciate all the help they've been given for the students and people being there to support them. Ms. Schlosser stated she was also part of a community council and they asked her if she would share some concerns and requests they would like the Council to consider. The first item was a request for a traffic light at 1900 South and the highway. She stated it was hard for parents to turn left onto the highway and also for any buses that had to go left onto the highway after school. Mayor Baker asked how many buses turn left. Ms. Schlosser said she believed it was two. The second item Ms. Schlosser mentioned was sidewalks on 2000 East. She stated many of the children were not biking or walking to school because of safety concerns along 2000 East. Ms. Schlosser also stated they were working with Chief Simper to try and get the NOVA program into the school. Ms. Schlosser thanked the Council for letting her come and give an update. Council members expressed their appreciation for the information.

UINTAH COUNTY STRATEGIC PLANNING UPDATE

Travis Campbell with Uintah County Economic Development came before the Council to give an update on the Uintah County Strategic Plan. Mr. Campbell stated the last time the plan was updated was 2017. He said they are in the process of gathering information and the process will take a couple of months. Mr. Campbell stated they are doing this with the help of a Rural County Grant that was offered to rural counties. Mr. Campbell went through the planning process for getting the grant and selecting the professional to help with the plan. He said they put together a steering committee to help with survey results and now that they have those they will move forward with a general outreach and put together something for the County to adopt in the Spring. Mr. Campbell stated that as they work through the process they will work with the City and involve them in that process. Mayor Baker thanked Mr. Campbell for the information.

PLANNING AND ZONING CHANGES - DOWNTOWN COMMERCIAL ZONE C-1

Gwen Harrison explained and presented the recommended changes the Planning Commission would like to make to the Downtown Commercial Zone C-1. She stated the Planning Commission talked about the form-based code that is part of the downtown commercial zone. Gwen said those were suspended at some point but it was unclear as to how long. She said the Planning Commission is trying to look at the ordinance as a whole when making changes and not just sections. Gwen said the Planning Commission chose to remove the form-based codes and clean up this section and have the application process match the other sections of the code. Gwen stated they added a section on soil control, storm water retention, and protecting residential that butts up against commercial. Gwen said they discussed the facade of metal buildings and how much of the front would need to be wood, brick, or stucco. Councilman Morton pointed out a grammatical error in chapter 02-27-002. Gwen said she would check on that. Gwen stated the Planning Commission discussed this section for several months, they held a public hearing and no one attended. Kenneth Reynolds stated he had been to most of the meetings where the changes were discussed and he **moved** to approve Ordinance 24-257 making the changes to this section. Robert Hall **seconded** the motion. The motion passed with the following roll call vote:

Andrew Bentley	Absent
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Robert Hall	Aye

LAND USE ORDINANCE CHANGES TO CHAPTER 02-31 SUBDIVISIONS

Gwen Harrison reviewed the changes to the subdivision section of the land use ordinance. She stated that most of the changes came because of legislative changes to State Code. Gwen said almost everything is now taken care of administratively or through the Planning Commission when it comes to subdivisions. She said cities are now held to a timeline when it comes to approval and if that time frame can’t be met then the subdivision is automatically approved.

Gwen said they had to define a Land Use Authority and they will work together to make sure all requirements are met. Gwen explained there were changes made to the application process, there is no longer a concept approval, it goes right to the preliminary. Gwen said the Planning Commission wanted to make sure any known irrigation easements are shown on the submitted plat. She said the City received a grant to work with the Hansen Planning Group and they helped get the right information from the legislative changes included in this update. Gwen said the maximum road width requirements were reduced for subdivisions. Mike stated they do have the ability to require off street parking so that might help if someone does a narrower road. Councilman Hall stated they have all seen the nightmare with the narrow roads in some of the County subdivisions. Gwen said the Commission addressed storm water management for subdivisions and changed the number of lots in a minor subdivision from eight to four. Councilman Reynolds said he has taken part in these discussions and **moved** to approve the changes and adopt ordinance 24-258. Dan Olsen **seconded** the motion. The motion passed with a roll call vote as follows:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Andrew Bentley	Absent

APPROVE SHORT TERM RENTAL ORDINANCE

Gwen presented the short term rental ordinance for approval. She stated this is new because they have never had any regulations for short term rentals. Gwen said this is becoming more popular and without any regulations they run into parking problems and safety issues. Gwen stated the new ordinance addresses the need for a business license, off street parking, and contact information for any emergency services. Councilman Hall wanted to know if they have any idea how many there are in the City. She said there were two that came up when she did an online search. Gwen said they did want to get something in place because they are becoming more popular and state legislation prohibits us from prohibiting them. Gwen said this will help the City know where they are and give contact information in case of an emergency. Mayor Baker said there does need to be some type of enforcement in the code. Gwen stated there were provisions included for enforcement including citations and fines. Mayor Baker wanted to know if they wanted to approve this or make sure there was a way to enforce it before approving it. Councilman Reynolds said there was enforcement included. Mike stated this ordinance is their first step in getting those requirements in place. He said they haven't had any requirements before and this provides that and then they can take the next step in issuing citations. Gwen pointed out in the Ordinance where is lists the requirements and what the penalty would be for violation. Kenneth Reynolds **moved** to approve ordinance 24-259. Ross Morton **seconded** the motion. The motion passed with the following vote:

Andrew Bentley	Absent
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Robert Hall	Aye

RESOLUTION 24-361 ACCEPTANCE OF PARK PROPERTY

Micheal Davis wanted the Council to know that the County wanted the City to write a letter accepting the property the City just purchased near the park. He said the attorney recommended doing it in the form of a Resolution and that is what the Council was presented with. Dan Olsen **moved** to approve Resolution 24-361. Robert Hall **seconded** the motion. The motion passed with a roll call vote as follows:

Robert Hall	Aye
Dan Olsen	Aye
Ross Morton	Aye
Kenneth Reynolds	Aye
Andrew Bentley	Absent

2500 SOUTH ROAD IMPROVEMENT DISCUSSION

Micheal Davis asked the Council for their opinion on seeking an Engineer for the 2500 South road improvements. He was asking how serious the Council was for those future improvements after the canal enclosure is complete. He said it would be a good time to consider what they want to have happen while all the utility companies are involved. Micheal said it would be nice to get a design for the road. Councilman Reynolds said he didn't want to be paying someone before the current project is even finished. Micheal said it wouldn't be until after the first of the year but it would be good to get something in place and get those borders established while trees and different things are being removed. Micheal said this road was one of the next ones on their project list. Councilman Hall said he didn't have a problem with getting an engineer and getting some ideas. Councilman Morton asked if the widening of 2000 E to 2500 S was still part of a future project. Micheal said it was, they have funds to continue from 1500 South to 1900 South in the next year or so. Brooks Jones said he felt like Micheal was trying to get an engineering pool together in order to be able to pick a qualified engineer for smaller jobs, and that is why you would send out a request for qualifications. Mr. Jones said anything on a larger scaled would require the request for proposals. Kenneth Reynolds **moved** to approve seeking an engineer for the 2500 South road project. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting in favor of the motion.

APPROVE LETTER OF SUPPORT FOR UBAOG RAISE GRANT APPLICATION

Mayor Baker stated that UBAOG has applied for a UDOT grant for their bus stops and they have included other cities on a letter of support they are sending with the application. Mayor Baker said he spoke with Laurie Brummond with UBAOG and said they have talked about bringing buses through Naples but it's never happened so he wasn't sure if they wanted to sign the letter of support. He said Naples won't receive anything from this because we don't have buses. Councilman Morton said he received a text from Commissioner Norton asking if Naples would be interested in bus stops, maybe near the park. Councilman Morton asked if Naples was included in the original plans for stops? Mayor said, the City was included and then the County Commission pulled us out and wouldn't do it. Micheal said this grant would allow the different entities that have bus stops to do a one mile trail. He said it could be a sidewalk or a trail and that entity would receive money to help build that trail. Micheal said the City has no bus stops so we wouldn't qualify to receive any money. Councilman Hall said they could still support UBAOG in their application. Councilman Morton said Commissioner Norton did reach out and he wondered if it was something the City would be interested in. Mayor Baker said he's tried for years to get a stop but Naples has been left high and dry. Micheal said if UBAOG is not approved for this round of funding then the City could see about trying to get a stop in Naples and then the City could qualify for their next funding application. Councilman Morton said he would follow up with Commissioner Norton about this. Councilman Reynolds said maybe they could wait until January to sign and send the letter and that would give time to have these other discussions. No action was taken on this matter.

APPROVE 2025 MEETING

Council members received a copy of the notice for the 2025 meeting schedule. There were no changes to the days and times for the meetings. Dan Olsen **moved** to approve the 2025 meeting schedule. Robert Hall **seconded** the motion. The motion passed with all voting in the affirmative.

SCHEDULE

Council members received a copy of the 2025 holiday schedule. Dan Olsen **moved** to approve the 2025 holiday schedule as presented. Robert Hall **seconded** the motion. The motion passed with all voting aye.

APPROVE 2025 HOLIDAY SCHEDULE

Micheal Davis presented Council with information for the past three years for what was approved by Council for employee year end bonuses. Robert Hall **moved** to approve $500 net for each full time and $250 for two part time employees. Ross Morton **seconded** the motion. The motion passed with a roll call vote as follows:

APPROVE YEAR END EMPLOYEE BONUS

Andrew Bentley	Absent
Kenneth Reynolds	Aye
Ross Morton	Aye
Dan Olsen	Aye
Robert Hall	Aye

Nikki Kay stated that she failed to include the fiscal year end audit report on the agenda. She apologized to Mr. Morrell for that omission. It was decided to hold a special meeting on December 19, 2024 at 6:00 p.m. for the audit report.

OTHER MATTERS OR FUTURE COUNCIL MATTERS

With no other business before the Council, Dan Olsen **moved** to adjourn the meeting at 9:00 p.m. Kenneth Reynolds **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

MOTION TO ADJOURN

APPROVED BY COUNCIL ON THE 9th DAY OF JANUARY 2025

BY: ______________________________ ATTEST: __________________________